

OXGATE GARDENS, LONDON, NW2 6EA



EPC Rating: D

We are delighted to bring to the market this spacious three floor centre terrace town house offering larger than average family accommodation for a homeowner or potentially the property would make an ideal buy-to-let investment.

The property is located within a few hundred yards of the recently opened Brent Cross West Station providing trains into the City of London in 15 minutes approximately. Benefits include:-

- Gas central heating
- Double glazed windows
- Three/four double bedrooms
- Two bathrooms
- Detached garage to rear of property
- Spacious living room and kitchen/diner
- New boiler
- Brent Cross shopping complex is approximately 2 miles
- Local bus services and shops are within a few yards on the Edgware Road
- Gross internal floor area of 1,345 sq ft (125 sq m) approximately

PRICE:Offers in the region of £650,000.....FREEHOLD

OXGATE GARDENS, LONDON, NW2 6EA (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs storage area.

Bedroom 4 (front): 15'5" x 7'11" (4.70m x 2.41m). Double glazed window.

Shower Room/WC: Ceramic tiled flooring and underfloor heating. Low level WC. Corner shower cubicle. Wash hand basin with mixer tap and cupboard below. Partly tiled walls.

Kitchen/Diner: 15'7" x 12'0" (4.75m x 3.62m). Fitted wall cupboards and matching base cabinets with work surfaces above and tiled surrounds. Double glazed door to garden. Integrated appliances including washing machine. Built-in gas hob with extractor hood above hob. Split level oven. Free standing fridge/freezer. Plumbed for dishwasher.

Half Landing: Built-in cupboards.

First Floor:

Lounge: 16'2" x 12'0" (4.94m x 3.62m). Feature fireplace. Double glazed window. Dado rail.

Bedroom 1 (rear): 12'0" x 9'8" (3.62m x 2.94m). Double glazed window.

Large Storage Area: 7'8" x 2'11" (2.34m x 0.88m)

Half Landing: Built-in cupboards.

Second Floor:

Bedroom 2 (front): 12'0" x 10'0" (3.62m x 3.05m). Double glazed window.

Bedroom 3 (rear): 12'9" x 12'0" (3.88m x 3.62m). Built-in wardrobes. Double glazed window.

Landing: Built-in cupboards.

Bathroom/WC: 8'8" x 6'2" (2.63m x 1.88m). Panelled bath with mixer tap and hand shower. Separate shower cubicle with electric shower. Low level WC. Vanity wash hand basin with mixer tap. Tiled walls.

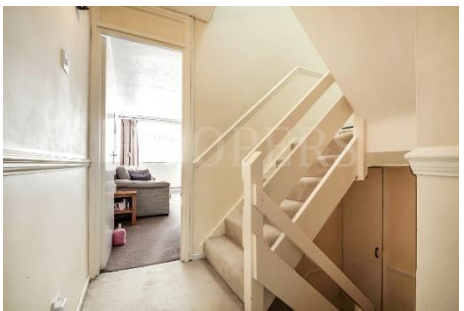
External Features: Front and rear gardens, the rear garden being part decking part slate chips. Detached garage to rear of property with electricity supply.

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VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

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APPROX. GROSS INTERNAL FLOOR AREA 1345.16 SQ. FT / 124.97 SQ. M

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