

BIRCHEN GROVE, LONDON, NW9 8SA



EPC Rating:

We are pleased to be able to offer for sale this very spacious extended four storey semi-detached 1930's built house which offers huge potential for further development of the property but at the same time offering the larger family ready to move into accommodation.

The property is located just off Blackbird Hill in this wide no through residential road but being situated within a few yards of local bus services and shops at Blackbird Hill with the nearest Station being Wembley Park (Metropolitan and Jubilee Line trains). Benefits include:

- Five bedrooms
- Two bathrooms
- Gas central heating
- Double glazed windows
- Large basement which is converted into additional accommodation and could be further developed to provide a self contained flat/Granny annexe
- Loft conversion providing two bedrooms and a bathroom
- Ground floor rear extension
- Off street parking for several vehicles
- Own drive-in
- Garage (currently converted and incorporated into basement area)
- South facing 112' approximate rear garden
- Chain free sale
- Gross internal floor area of 2,283 sq ft (212 sq m) approximately

PRICE:£899,000.....FREEHOLD

BIRCHEN GROVE, LONDON, NW9 8SA (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Entrance Hall: Understairs cupboard. Wood laminate flooring.

Through Lounge: 16'5" x 11'6" (5.0m x 3.50m). Double glazed bay window.

Rear Room: 13'0" x 11'2" (3.96m x 3.40m). Open plan with:

Kitchen: 10'0" x 8'2" (3.02m x 2.50m). Wood flooring. Fitted matching wall cabinets and base cabinets with work surfaces above. Built-in gas hob with oven below and extractor hood above hob. Stainless steel sink unit. Gas boiler.

Dining Room (extension): 18'1" x 9'2" (5.51m x 2.80m). With staircase leading to:

Basement:

Room 1 (front): 14'8" x 11'3" (4.47m x 3.44m).

Room 2 (middle): 18'6" x 12'0" (5.65m x 3.66m). With built-in bar area. Built-in cupboards (ideal as a den).

Room 3 (rear): 18'2" x 9'0" (5.54m x 2.73m). Access to:

Room 4 (former garage): 18'6" x 7'10" (5.64m x 2.40m). With double glazed door to driveway and tiled flooring and access to rear garden.

Guest Cloakroom: With WC and wash hand basin.

First Floor:

Bedroom 1 (front): 16'6" x 11'3" (5.04m x 3.44m). Built-in wardrobes. Double glazed bay window.

Bedroom 2 (rear): 13'0" x 10'1" (3.95m x 3.08m). Built in wardrobes. Double glazed window.

Bedroom 3 (front): 8'5" x 6'7" (2.57m x 2.01m). Double glazed window.

Shower Room/WC: 8'0" x 7'9" (2.41m x 2.35m). Low level WC. Double width walk-in shower cubicle. Vanity wash hand basin with mixer tap. Double glazed window. Partly tiled walls and tiled flooring. Built-in storage cupboard.

Second Floor (loft conversion):

Bedroom (rear): 11'0" x 9'9" (3.36m x 2.98m). Double glazed dormer window.

Bedroom (front): 11'0" x 10'8" (3.36m x 3.24m). Velux window. Restricted head height.

Shower Room/WC: With corner shower cubicle. Low level WC. Vanity wash hand basin with mixer tap. Partly tiled walls and tiled flooring. Heated towel rail.

External features: Off street parking for several vehicles via own drive-in. Rear garden some 112' in length approximately having a southerly aspect.

PRICE:

£899,000

FREEHOLD

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

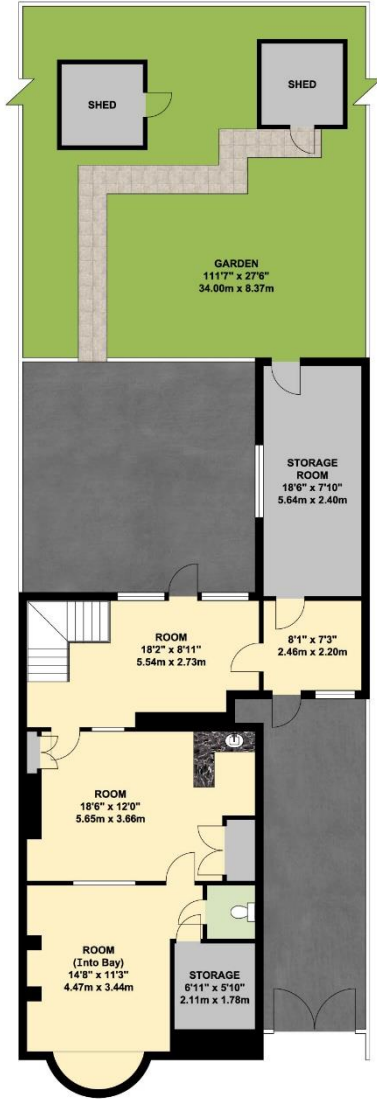
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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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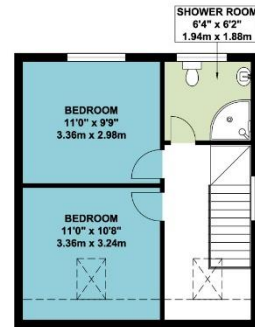
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LONDON NW9**



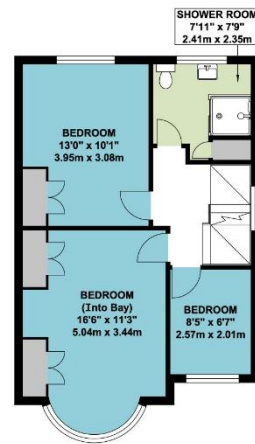
LOWER GROUND FLOOR



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 2283.24 SQ. FT / 212.12 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA (INCLUDING STORAGE ROOM) 2428.87 SQ. FT / 225.65 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".