

## **ROSSDALE DRIVE, KINGSBURY, NW9 8NN**



EPC Rating: D

We are delighted to bring to the market this well presented semi-detached spacious family house which is in ready to move into condition but also has the potential for extensions to side, rear and loft (STPP). The property is offered for sale chain free and viewing is highly recommended to appreciate the size and condition of the property. Benefits include:-

- Gas central heating
- Double glazed windows
- Garage to rear of property approached via its own drive-in from Rossdale Drive providing off street parking to the front of the property for several vehicles
- Spacious open plan kitchen/diner
- Ground floor guest cloakroom
- Gross internal floor area of 1,119 sq ft (104 sq m) approximately
- Beautifully landscaped rear garden with decking area, pond and lawn and having a southerly aspect
- Fitted Blinds throughout
- The property is located on the ever popular Salmon Estate with the nearest Station being Wembley Park (Metropolitan or Jubilee Line trains)
- Local bus services and shops can be found within a few hundred yards at Church Lane

**PRICE: .....£750,000.....FREEHOLD**

**ROSSDALE DRIVE, KINGSBURY, NW9 8NN (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Storm Porch:** Leading to:

**Entrance Hall:** Wood flooring. Two Understairs cupboards.

**Guest Cloakroom:** Low level WC and wash hand basin. Tiling to floor and walls. Downlights to ceiling.

**Lounge (front):** 17'10" x 14'0" (4.52m x 4.25m). Double glazed bay window with window blinds. Feature fireplace. Wood flooring.

**Open Plan Kitchen/Diner:** 20'7" x 13'9" (6.28m x 4.20m). Granite worktops. Ceramic tiled flooring. One and a half bowl stainless steel sink unit with mixer tap. Double glazed patio doors to rear garden. Built-in range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Breakfast bar. Integrated gas hob with oven below and extractor hood above hob. Double glazed door to side entrance. Downlights to ceiling.

**First Floor:**

**Bedroom 1 (front):** 14'10" x 13'4" (4.51m x 4.06m). Built-in wardrobes to two walls. Double glazed bay window with window blinds.

**Bedroom 2 (rear):** 13'10" x 11'1" (4.21m x 3.37m). Built-in wardrobes. Wood flooring. Double glazed window with window blinds.

**Bedroom 3 (rear):** 9'8" x 9'4" (2.94m x 2.85m). Currently used as a utility room with plumbing for washing machine and cupboard housing gas boiler.

**Spacious Bathroom/WC:** 8'4" x 6'8" (2.55m x 2.03m). Corner shower cubicle. Panelled bath with mixer tap and hand shower. Low level WC with concealed cistern. Wash hand basin with mixer tap and cupboard below. Heated towel rail. Downlights to ceiling. Double glazed window with window blind.

**Landing:** Hatch to loft space (not inspected). Double glazed window to side wall.

**External features:** Off street parking to front garden. Detached garage to rear of property with up and over door approached via its own drive-in from Rossdale Drive for additional parking. Lovely rear garden measuring some 75' approximately and having a southerly aspect with decking area, fish pond, green house, shrub borders and lawn.

**Council Tax:** Band E.

**PRICE:**

**£750,000**

**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.

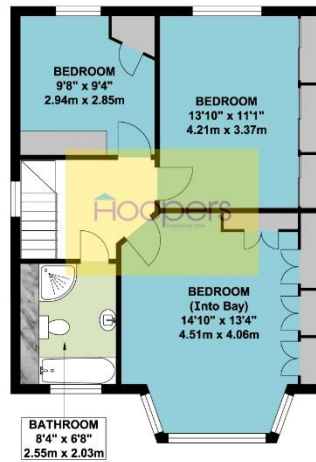
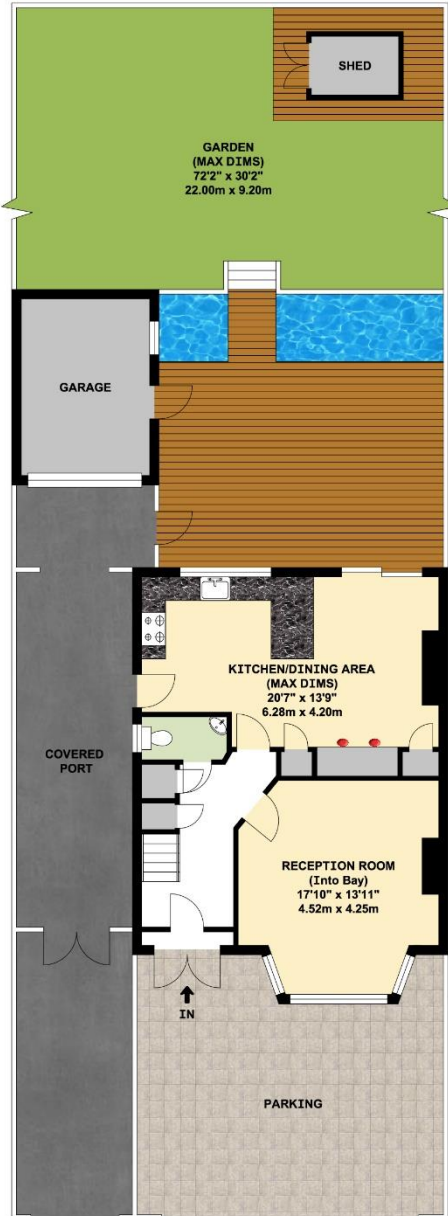


**ROSSDALE DRIVE, KINGSBURY, NW9 8NN (CONTINUED)**



**ROSSDALE DRIVE, KINGSBURY, NW9 8NN (CONTINUED)**

**ROSSDALE DRIVE  
LONDON NW9**



**GROUND FLOOR**

**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1119.44 SQ. FT / 104.00 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".