

ST GEORGES AVENUE, KINGSBURY, NW9 0JU



EPC Rating:

An extended three-bedroom semi-detached house offered with no upper chain. The property is within walking distance to the A5 with its multiple shopping and bus services including both Morrisons and Asda superstores.

- Two reception rooms (the rear room being extended)
- Ground floor guest cloakroom
- Off street parking
- Double glazing
- Gas central heating
- 76' approximate rear garden
- Gross internal floor area of 1,001 sq ft (93 sq m) approximately
- The nearest stations are Kingsbury or Queensbury (both Jubilee line)
- Chain free sale

PRICE:£575,000.....FREEHOLD

ST GEORGES AVENUE, KINGSBURY, NW9 0JU (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Reception 1 (front): 13'0" x 11'8" (3.97m x 3.55m). Double glazed bay window. Picture rail.

Reception 2 (rear): 11'10" x 10'11" (3.61m x 3.32m). Dado rail. Archway to:

Kitchen/diner (extension): 17'2" x 8'11" (5.22m x 2.72m). Double glazed rear aspect windows. Single drainer sink unit with mixer tap and cupboards below. Fitted wall and base units with work surfaces. Gas hob with oven below and extractor hood above. Plumbing for dishwasher. Part tiled walls and tiled flooring. Double glazed patio doors to rear garden.

Study: 8'11" x 6'9" (2.72m x 2.05m). Plumbing for washing machine. Wall mounted boiler. Door to Guest WC.

Guest WC: Low level WC. Part tiled walls.

First Floor:

Landing: Frosted double glazed side aspect window. Hatch to loft space (not inspected). Picture rail.

Bedroom 1 (front): 13'7" x 10'11" (4.13m x 3.34m). Double glazed bay window. Picture rail.

Bedroom 2 (rear): 11'10" x 10'11" (3.61m x 3.34m). Double glazed window. Picture rail.

Bedroom 3 (front): 9'7" x 6'8" (2.91m x 2.04m). Double glazed window. Picture rail.

Shower Room/WC: 8'6" x 6'7" (2.60m x 2.0m). Frosted double glazed rear aspect window. Walk in shower with shower curtain and rail. Low level WC. Wash hand basin. Fully tiled walls and tiled flooring. Medicine cabinet.

External features: Off street parking to front garden. Rear garden some 76' in length approximately part block paved leading onto lawn area with timber shed. Shared drive to side of property.

PRICE: £575,000 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.

ST GEORGES AVENUE, KINGSBURY, NW9 0JU (CONTINUED)



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ST. GEORGE AVENUE
LONDON NW9



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1000.61 SQ. FT / 92.96 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 MISSTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".