

**KINLOCH DRIVE, KINGSBURY, NW9 7LH**



EPC Rating: E

We are delighted to be offering for sale this extended semi-detached 1930's built bungalow which offers spacious accommodation with further potential for additional expansion of the property by means of a garage conversion and reconfiguration of the interior and loft conversion.

The property is offered for sale chain free and viewing is highly recommended. Benefits include:-

- Gas central heating
- Double glazed windows
- Garage to side of property (approached via its own drive-in for additional parking of another vehicle)
- Ground floor rear extension providing enlarged dining area and bedroom space
- Chain free sale
- The property is located in a residential street within a few hundred yards of local shops and bus services at Church Lane and within a few yards of the open space and parkland.
- The nearest Stations are either Kingsbury (Jubilee Line) or Hendon (overground trains)
- Gross internal floor area of 908 sq ft (84 sq m) approximately

**PRICE: .....£625,000.....FREEHOLD**

**KINLOCH DRIVE, KINGSBURY, NW9 7LH (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Storm Porch:** Leading to:

**Lounge:** 13'7" x 13'4" (4.13m x 4.07m). Double glazed bay window. Ceiling cornice. Open plan with:

**Extended 'L' shaped Dining Room:** 15'2" x 9'3" (4.62m x 2.81m) x 9'11" x 6'4" (3.02m x 1.92m).

**Kitchen:** 9'7" x 8'0" (2.91m x 2.45m). Single drainer stainless steel sink unit. Fitted wall and matching base cabinets with work surfaces above. Fully ceramic tiled walls. Plumbed for washing machine. Built-in ceramic hob with extractor hood above and split level oven. Door to garden.

**Bedroom 1 (front):** 13'6" x 10'3" (4.12m x 3.12m). Ceiling cornice. Double glazed window.

**Bedroom 2 (rear):** 10'8" x 9'5" (3.25m x 2.86m) x 14'2" x 7'10" (4.32m x 2.40m). Extended to rear. 'L' shaped room offering spacious accommodation with built-in wardrobes.

**Bathroom/WC:** 8'0" x 5'10" (2.42m x 1.78m). Panelled bath, wash hand basin and WC. Fully tiled walls.

**External features:** Garage to side of property with own drive-in for additional parking of a further vehicle. Front and rear gardens, the rear garden measuring 60' in length approximately.

**PRICE:** **£625,000** **FREEHOLD**

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

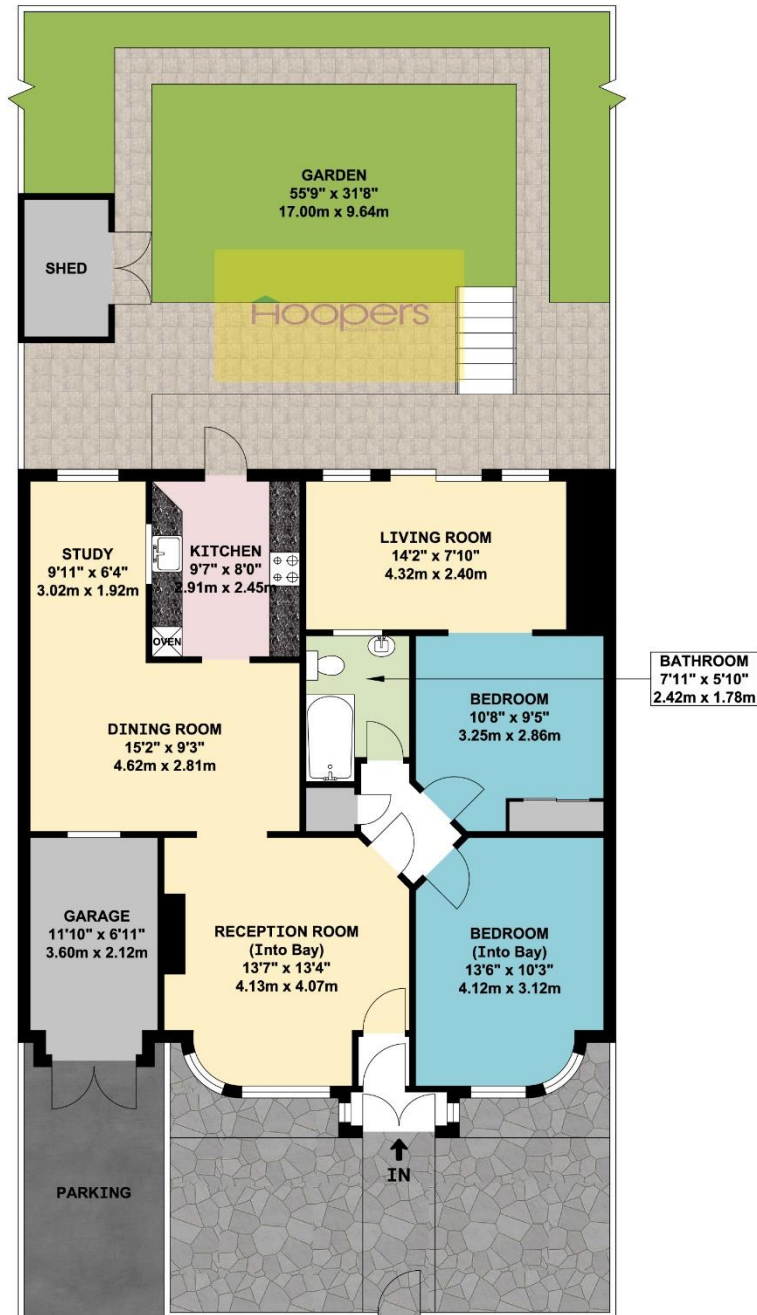
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

**KINLOCH DRIVE, KINGSBURY, NW9 7LH (CONTINUED)**



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**KINLOCH DRIVE  
LONDON NW9**



APPROX. GROSS INTERNAL FLOOR AREA 907.61 SQ. FT / 84.32 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 987.48 SQ. FT / 91.74 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".