

RUNBURY CIRCLE, (OFF BIRCHEN GROVE), KINGSBURY, NW9



EPC Rating:

We are delighted to bring to the market this well presented end of terrace three double bedroom family house and situated in a cul-de-sac off Birchen Grove.

The property represents good value for money for a first time buyer and viewing is highly recommended to appreciate the condition of the property. Benefits include:-

- Gas central heating
- Double glazed windows
- Three double bedrooms
- Spacious Kitchen/diner
- Lounge
- Ground floor guest cloakroom
- Crazy paved rear garden with garden shed
- Gross internal floor area of 1,033 sq ft (96 sq m) approximately
- The property is situated within a few hundred yards of Birchen Grove Garden Centre with multiple shopping and bus services being available within a few hundred yards at Blackbird Hill
- The nearest Station is Wembley Park (Metropolitan and Jubilee line trains)
- Brent Cross Shopping complex is approximately 3 miles

PRICE:£550,000.....FREEHOLD

RUNBURY CIRCLE, (OFF BIRCHEN GROVE) KINGSBURY, NW9 (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Two walk-in storage cupboards, one housing gas boiler and hot water tank. Door to rear garden.

Guest WC: With WC and wash hand basin.

Lounge: 14'3" x 13'3" (4.35m x 4.05m). Double glazed window. Feature fireplace and surround.

Kitchen/Diner: 11'8" x 10'6" (3.56m x 3.20m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Additional walk-in shelved cupboard. Double drainer stainless steel sink unit with mixer tap. Built-in gas hob with oven below and extractor hood above hob. Plumbing for washing machine.

First Floor:

Landing: Built-in storage cupboard.

Bedroom 1 (front): 14'7" x 8'8" (4.44m x 2.65m). Built-in wardrobes. Double glazed window. Hatch to loft space.

Bedroom 2 (rear): 11'10" x 9'10" (3.60m x 3.0m). Built-in wardrobes. Double glazed window.

Bedroom 3 (front): 10'9" x 10'8" (3.27m x 3.26m). Double glazed window.

Large Bathroom/WC: 9'7" x 5'7" (2.91m x 1.70m). Panelled bath with mixer tap and shower attachment. Separate shower cubicle. Low level WC. Vanity wash hand basin with mixer tap and cupboard below. Fully tiled walls.

External features: Large storage cupboard to front of property. Crazy paved rear garden with garden shed and side access.

PRICE: £550,000 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.

RUNBURY CIRCLE, (OFF BIRCHEN GROVE), KINGSBURY, NW9 (CONTINUED)

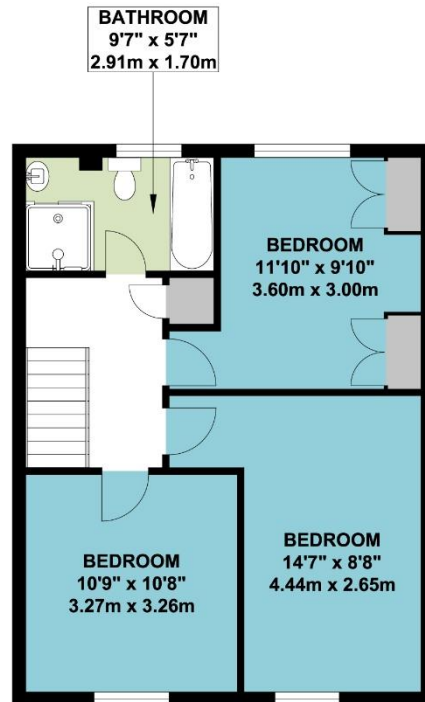


RUNBURY CIRCLE, (OFF BIRCHEN GROVE), KINGSBURY, NW9 (CONTINUED)

**RUNBURY CIRCLE
LONDON NW9**



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1033.33 SQ. FT / 96.00 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".