

CAIRNFIELD AVENUE, LONDON, NW2 7PH



EPC Rating: C

We are delighted to be able to offer for sale this beautifully presented end of terrace 1930's built extended house which must be seen internally to appreciate how well the current owners have maintained the property. Benefits include:-

- 4 Bedrooms
- Through lounge
- Conservatory
- Ground floor guest cloakroom
- Double glazing
- Gas central heating
- En-suite shower room to loft room
- External basement area (suitable for storage)
- Off street parking
- Larger than average garage to rear of property (approached via rear service road)
- Gross internal floor area of 1,328 sq ft (123 sq m) approximately
- The property is located within a few hundred yards of local bus services and shops at Neasden town centre with the nearest Station being Neasden (Jubilee Line)
- Side pedestrian access

PRICE:Offers in excess of £650,000.....FREEHOLD

CAIRNFIELD AVENUE, LONDON, NW2 7PH (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Open Plan Entrance Hall/Through Lounge: 29'3" x 11'10" (8.91m x 3.60m). Double glazed bay window to front room. Two ornate fireplaces. Fitted wall display unit with inset lighting. Double glazed patio doors from rear room to conservatory:

Conservatory: 18'4" x 12'8" (5.60m x 3.85m) Plumbing for washing machine. Built-in cupboard housing boiler. Access to rear garden.

Wet room/WC: Low level WC. Wash hand basin. Tiled walls and flooring.

Kitchen: 9'9" x 7'3" (2.96m x 2.22m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and inset sink unit. Gas hob with oven below and extractor hood above hob. Integrated dishwasher. Integrated microwave oven. Fully tiled walls and flooring. Door to conservatory.

First Floor:

Landing: Double glazed side aspect window to side wall. Stairs to loft conversion.

Bedroom 1 (front): 16'2" x 11'6" (4.93m x 3.50m). Double glazed bay window. Fitted floor to ceiling wardrobes.

Bedroom 2 (rear): 13'6" x 11'8" (4.11m x 3.56m). Double glazed rear aspect window. Fitted floor to ceiling wardrobes.

Bedroom 3 (front): 9'1" x 6'5" (2.76m x 1.95m). Double glazed front aspect window. Fitted floor to ceiling wardrobe.

Bathroom/WC: 9'2" x 6'7" (2.80m x 2.01m). Frosted double glazed rear aspect window. Panelled jacuzzi bath. Vanity wash hand basin with mixer tap and cupboards below. Low level WC with concealed cistern. Walk-in shower with full shower screen. Bathroom cabinet. Heated towel rail. Fully tiled walls and flooring.

Second Floor (loft conversion):

Bedroom 4: 17'10" x 13'10" max (5.44m x 4.22m). Double glazed dormer window to rear. Fitted wardrobes. Door to:

Ensuite Shower Room/WC: Frosted double glazed window to rear. Low level WC with concealed cistern. Shower cubicle with built in electric shower. Vanity sink unit with cupboards below. Fully tiled walls and flooring.

External Features: Front and rear gardens, the rear garden mainly laid to lawn. Double length garage to rear of property 18'3" x 10'3" (approached via a rear service road). The front garden providing off street parking.

Council Tax: Band E.

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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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APPROX. GROSS INTERNAL FLOOR AREA 1328.69 SQ. FT / 123.44 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY & STORAGE 1681.86 SQ. FT / 156.25 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".