

KENWYN DRIVE, NEASDEN, LONDON, NW2 7NT



EPC Rating: D

We are delighted to bring to the market this extended centre terrace 1930's built house with the following benefits:-

- Gas central heating
- Double glazed windows
- Ground floor rear extension providing large kitchen/diner and extended living room
- Side pedestrian access
- Off street parking for one vehicle
- Gross internal floor area of 1,345 sq ft (125 sq m) approximately
- Loft conversion providing additional bedroom and ensuite shower room/WC
- The property is located within a few yards of bus services at Tanfield Avenue with Crest Road schools being within a quarter of a mile radius approximately
- Local shopping facilities can be found within a few hundred yards at Neasden with Brent Cross Shopping complex being approximately 2 to 3 miles radius
- The nearest station is Neasden (Jubilee Line)

PRICE: £650,000.....FREEHOLD

KENWYN DRIVE, NEASDEN, LONDON, NW2 7NT (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Guest Cloakroom: Low level WC and wash hand basin.

Reception Room (front): 12'2" x 10'10" (3.7m x 3.3m). Double glazed bay window.

Reception Room (rear) (Extended): 22'0" x 10'7" (6.7m x 3.2m). Double glazed door to garden. French doors to:

Kitchen: 15'3" x 7'3" (4.6m x 2.2m). Single drainer sink unit with mixer tap. Plumbing for washing machine and dishwasher. Built-in gas hob with oven below and extractor hood above hob. Fitted wall cupboards and matching base cabinets with work surfaces above and tiled surrounds. Wall mounted gas boiler. Ceramic tiled flooring.

First Floor:

Bedroom 1 (front): 14'6" x 10'5" (4.4m x 3.2m). Double glazed bay window.

Bedroom 2 (rear): 14'10" x 12'10" (4.5m x 3.9m). Double glazed window.

Bedroom 3 (front): 7'7" x 7'3" (2.3m x 2.2m). Double glazed window.

Bathroom: 8'0" x 4'5" (2.4m x 1.4m). Panelled bath with mixer tap and hand shower. Pedestal wash hand basin. Mainly tiled walls.

Separate WC: Low level WC. Tiling to floor and walls.

Second Floor (loft conversion):

Bedroom 4: 12'8" x 12'6" (3.9m x 3.8m). Under eaves storage cupboards. Velux windows to roof slopes. Wood flooring. Door to:

Ensuite Shower Room/WC: 5'4" x 5'1" (1.6m x 1.6m). Shower cubicle, WC and wash hand basin. Heated towel rail.

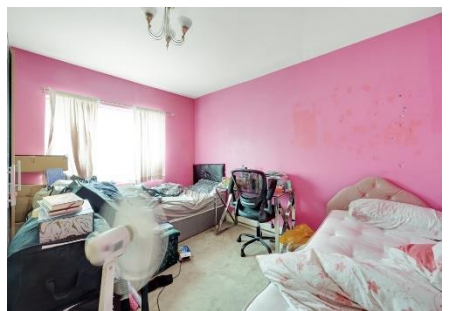
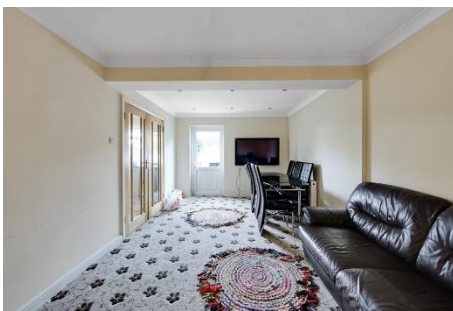
External Features: Side pedestrian access. Front and rear gardens, front garden providing off street parking for one vehicle. Rear garden with lawn and outbuilding to rear.

Council Tax: Band D.

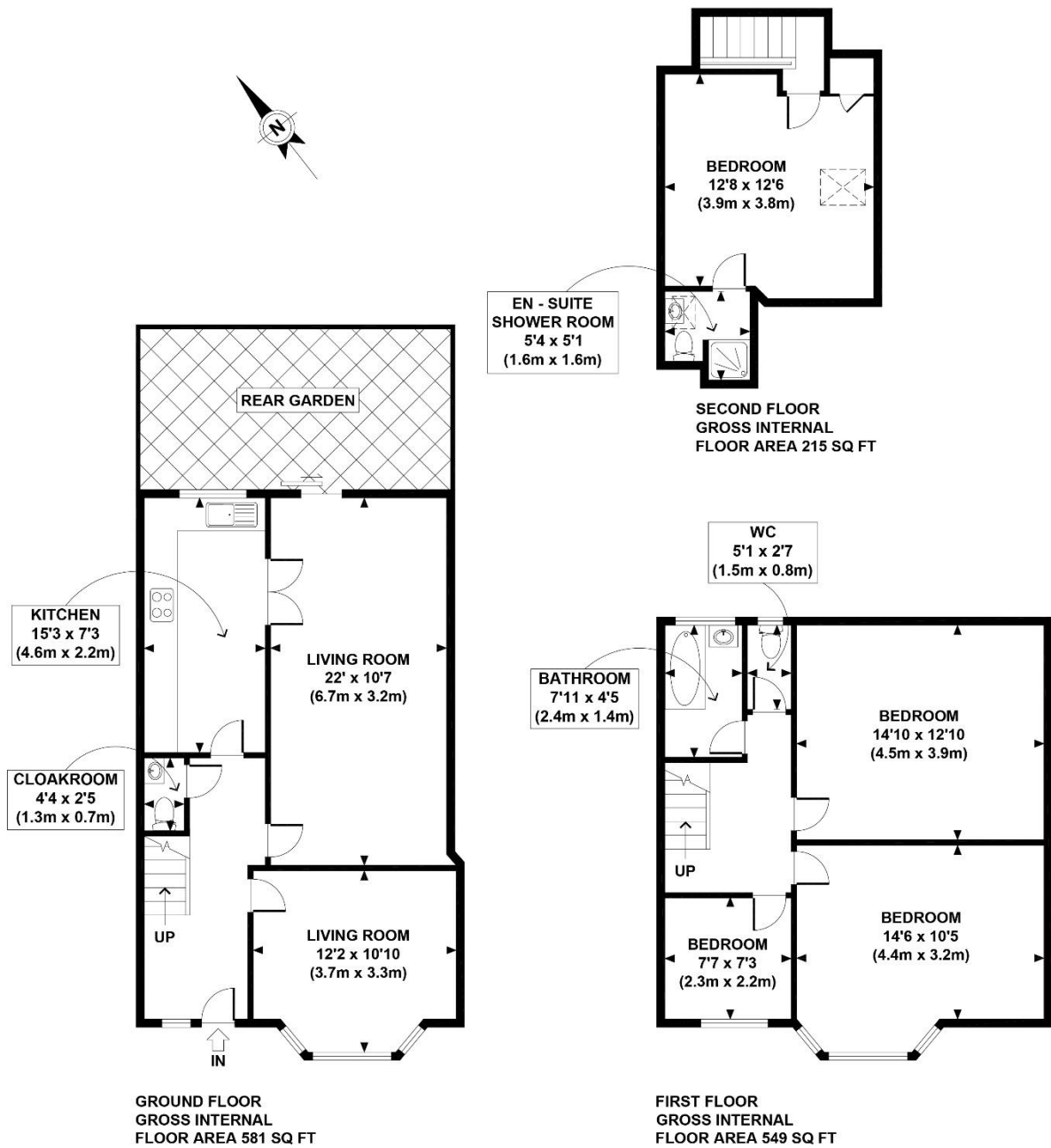
PRICE: £650,000 FREEHOLD

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.

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APPROX. GROSS INTERNAL FLOOR AREA 1345 SQ FT / 125 SQ M
Ref: - 270625

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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation