

## **ALDER GROVE, LONDON, NW2 7DA**



EPC Rating: C

We are pleased to be able to bring to the market this well presented 4 bedroom semi-detached house located in this popular residential road off Crest Road.

Viewing of the interior of the property is essential for a potential purchaser to appreciate the features on offer which include:-

- Loft conversion providing principal bedroom with Terrace and ensuite Shower room/WC
- Ground floor rear extension providing large rear reception room and utility room/guest cloakroom
- Garage and off street parking
- Double glazed windows
- Gas central heating
- Wood flooring throughout
- The property is located within a few yards of local bus services and shops at the junction of Crest Road and Coles Green Road
- The nearest Station is Brent cross West (Thameslink trains into London)
- Gross internal floor area of 1,403 sq ft (130 sq m) approximately

**PRICE: £750,000.....FREEHOLD**

## **ALDER GROVE, LONDON, NW2 7DA (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor:**

**Entrance Hall:** Wood flooring. Understairs cupboard. Window to side wall.

**Room (front):** 15'0" x 11'7" (4.56m x 3.53m). Double glazed bay window. Wood flooring. Feature fireplace.

**Reception Room (rear):** 25'3" x 11'4" (7.70m x 3.45m). Wood flooring. Double glazed French doors to rear garden. Open plan with:-

**Kitchen:** 10'6" x 7'0" (3.20m x 2.13m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with granite worktops above. Tiled flooring. Plumbed for dishwasher. Built-in oven with extractor hood above. Sink unit with mixer tap. Double glazed window to site wall.

**Utility Room/Guest Cloakroom:** 6'6" x 6'3" (1.98m x 1.90m). Low level WC with concealed cistern. Wash hand basin with mixer tap. Plumbed for washing machine. Wall mounted gas boiler. Fully tiled walls and flooring. Heated towel rail.

### **First Floor:**

**Bedroom 1 (front):** 16'10" x 11'7" (5.13m x 3.54m). Built-in wardrobes and overbed cupboards to two walls. Double glazed bay window. Downlights to ceiling. Wood flooring.

**Bedroom 2 (rear):** 12'2" x 11'4" (3.72m x 3.46m). Wood flooring. Downlights to ceiling. Built-in shelved cupboard. Double glazed window.

**Bedroom 3 (front):** 6'8" x 6'8" (2.04m x 2.04m). Double glazed window. Wood flooring.

**Bathroom:** 6'10" x 5'7" (2.09m x 1.70m). Jacuzzi bath with centre mixer tap and shower above with shower screen. Partly tiled walls. Vanity wash hand basin with mixer tap and drawers below. Heated towel rail.

**Separate WC:** With low level WC.

### **Second Floor (loft conversion):**

**Bedroom 4 (rear):** 14'4" x 12'9" (4.36m x 3.89m). Under eaves storage cupboards. Velux windows to front. Built-in cupboards. French doors leading to terrace.

**Ensuite Shower Room/WC:** 5'5" x 5'2" (1.66m x 1.57m). Shower cubicle, low level WC and wash hand basin. Tiled flooring and walls.

**External Features:** Off street parking to front garden for 1 vehicle. Shared drive leading to garage to rear of property for additional parking. Rear garden some 63' in length mainly lawn.

**Council Tax:** Band E.

<b><u>PRICE:</u></b>	<b><u>£750,000</u></b>	<b><u>FREEHOLD</u></b>
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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.

**ALDER GROVE, LONDON, NW2 7DA (CONTINUED)**

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### ALDER GROVE LONDON NW2



----- RESTRICTED HEAD HEIGHT -----



### GROUND FLOOR

### FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1403.39 SQ. FT / 130.38 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE TERRACE 1484.34 SQ. FT / 137.90 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".