

## GLENWOOD AVENUE, KINGSBURY, LONDON, NW9 7PL



EPC Rating: C

We are pleased to be able to offer for sale this fabulous extended semi-detached 1930's built bungalow and located in the Welsh Harp area of Kingsbury in this popular road off Wood Lane. Benefits include:-

- Ground and first floor accommodation comprising 4 bedrooms
- Extended
- 2 bathrooms (one on each floor)
- 24' rear garden having a southerly aspect
- Gas central heating
- Double glazed windows
- CCTV security coverage
- Full Cat 6a network cabling
- Garage to rear converted to an outbuilding with electricity supply and approached via a shared driveway
- The property is located within reasonable walking distance of Church Lane multiple shopping and bus services.
- Gross internal floor area of 1,366 sq ft (127 sq m) approximately (including the outbuilding)
- Off street parking.

**PRICE: ..... £700,000.....FREEHOLD**

**GLENWOOD AVENUE, KINGSBURY, LONDON, NW9 7PL (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Spacious Lounge:** 13'6" x 12'11" (4.11m x 3.93m). Double glazed window. Double glazed side aspect window. Tiled flooring with underfloor heating. Open plan with:

**Dining Room:** 11'0" x 7'10" (3.35m x 2.38m).

**Kitchen/Diner:** 8'2" x 8'0" (2.48m x 2.44m) x 13'9" x 7'0" (4.20m x 2.14m). Double glazed rear aspect windows. Single drainer sink unit with mixer tap and cupboards below. Fitted wall and base units with work surfaces. Gas hob with extractor hood above. Separate built-in electric oven and microwave. Integrated dishwasher. Plumbing for washing machine. Part tiled walls and tiled flooring with underfloor heating. Doors to dining room. Double glazed doors to garden.

**Reception/study:** 11'7" x 8'10" (3.53m x 2.70m). Stairs to first floor. Wood flooring with underfloor heating. Doors to kitchen diner.

**Bedroom 1 (front):** 13'5" x 10'5" (4.08m x 3.18m). Double glazed window. Wood flooring. Fitted floor to ceiling wardrobes.

**Bathroom/WC:** 7'10" x 5'9" (2.40m x 1.76m). Tiled bath with mixer tap and shower attachment. Separate built-in overhead shower with shower screen. Vanity wash hand unit with cupboards below. Low level WC. Fully tiled walls and tiled flooring. Heated towel rail.

**First floor:**

**Bedroom 2 (rear):** 13'0" x 11'0" (3.96m x 3.35m). Double glazed rear aspect window. Carpet. Downlights to ceiling.

**Bedroom 3 (front):** 14'9" x 7'7" (4.50m x 2.30m). With roof window. Under eaves storage. Carpet.

**Bedroom 4 (rear):** 10'10" x 7'7" (3.30m x 2.31m). Double glazed rear aspect window. Carpet.

**Shower Room/WC:** 13'0" x 7'7" (3.96m x 2.30m). With roof window. Shower cubicle with built-in shower. Vanity wash hand basin with cupboards below. Low level WC. Fully tiled walls and tiled flooring. Heated towel rail. Under eaves storage.

**External features:** Off street parking to front. Rear garden block paved with clay pizza/barbeque oven. Garage to rear converted to an outbuilding with electricity supply approached via shared driveway.

**PRICE:**

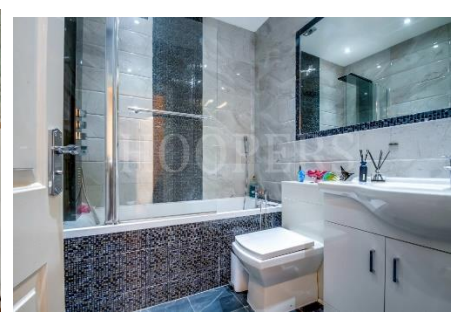
**£700,000**

**FREEHOLD**

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

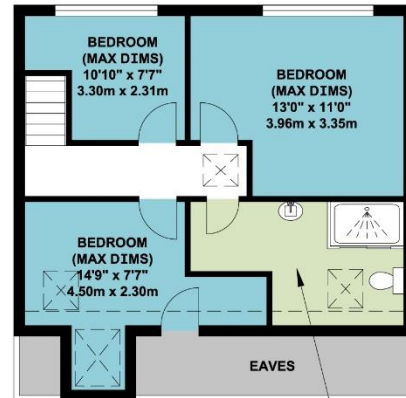
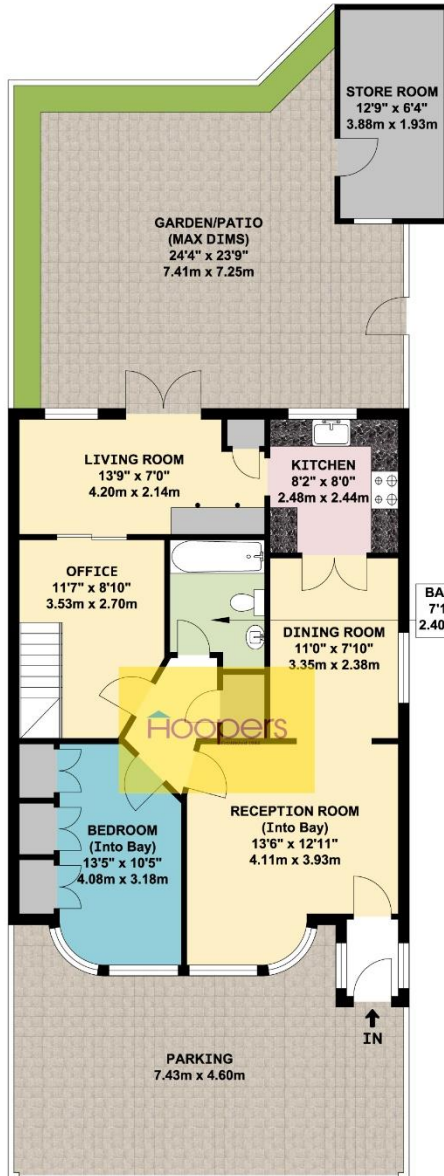
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

**GLENWOOD AVENUE, KINGSBURY, LONDON, NW9 7PL (CONTINUED)**



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**GLENWOOD AVENUE  
LONDON NW9**



--- RESTRICTED HEAD HEIGHT

**GROUND FLOOR**

**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1250.76 SQ. FT / 116.20 SQ. M**

**APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE STORE ROOM 1331.28 SQ. FT / 123.68 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".