

## **BOYCROFT AVENUE, KINGSBURY, LONDON, NW9 8AP**



### **EPC Rating:**

We are pleased to be able to bring to the market this centre terrace 1930's built extended house offering excellent family accommodation and being offered for sale chain free. Benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor rear extension providing spacious kitchen/diner
- Two bathrooms
- Double garage to rear of property (approached via a rear access road)
- Gross internal floor area of 1,027 sq ft (95 sq m) approximately
- The property is within a few hundred yards of multiple shopping and bus services at either Kingsbury Road or Church Lane with the nearest Station being Kingsbury (Jubilee Line)

**PRICE: .......Offers in the region of £625,000.....FREEHOLD**

## **BOYCROFT AVENUE, KINGSBURY, LONDON, NW9 8AP (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor:**

**Entrance Hall:** Understairs cupboard. Built-in cloaks cupboard.

**Shower Room/WC:** Shower cubicle, wash hand basin and low level WC. Tiling to floor and walls.

**Through Lounge:** 27'0" x 11'6" (8.23m x 3.50m). Double glazed bay window to front. Sliding patio doors from rear room to:

**Kitchen/Diner Extension:** 16'0" x 8'9" (4.88m x 2.67m). Tiled flooring. Fitted wall and base cabinets with work surfaces above. Stainless steel sink unit with mixer tap. Wall mounted gas boiler. Built-in gas hob with split level oven and extractor hood above hob. Plumbing for washing machine and dishwasher. Access to rear garden.

### **First Floor:**

**Bedroom 1 (front):** 14'5" x 10'9" (4.39m x 3.27m). Double glazed bay window. Built-in wardrobes to two walls.

**Bedroom 2 (rear):** 12'0" x 10'7" (3.66m x 3.23m). Built-in wardrobes. Double glazed window.

**Bedroom 3 (front):** 8'5" x 6'9" (2.56m x 2.07m). Built-in wardrobe. Double glazed window.

**Shower Room/WC:** 8'0" x 6'9" (2.44m x 2.07m). Walk-in open shower, low level WC and wash hand basin. Tiling to floor and walls. Heated towel rail. Walk-in shelved cupboard suitable for storage.

**External Features:** Off street parking to front garden for one vehicle. Rear garden some 36' in length having a double width garage to rear of property with electricity supply (accessed from a rear service road).

**Council Tax:** Band D.

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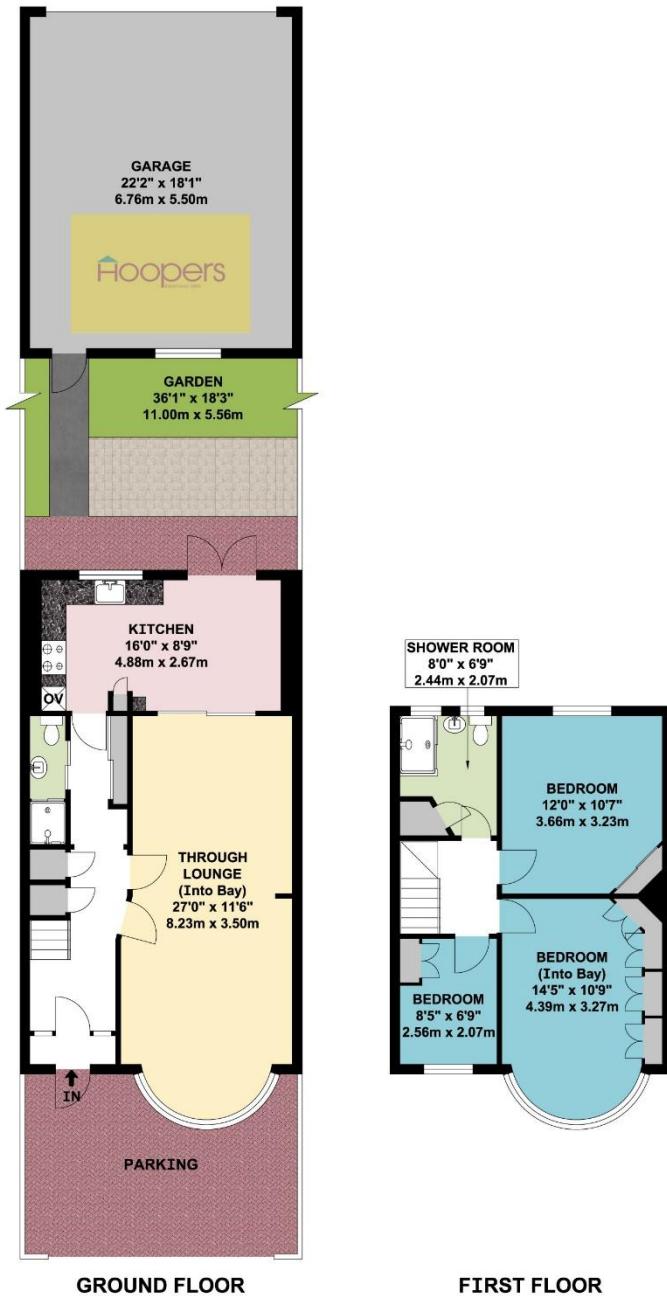
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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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LONDON NW9**



APPROX. GROSS INTERNAL FLOOR AREA 1026.87 SQ. FT / 95.40 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1416.10 SQ. FT / 131.56 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".