

WATERLOO ROAD, LONDON, NW2 7TY



EPC Rating:

We are delighted to be able to present for sale this well maintained three bedroom centre terrace family house which is situated in the popular Brentwater Area and therefore is located within a few hundred yards of Crest Road Schools, bus services and local shops at the Ox & Gate.

Brent Cross shopping complex is approximately 2 miles radius and the recently opened Brent Cross West Station is within a ten minute walk approximately with overground trains into Kings Cross and Farringdon in approximately 15 and 20 minutes respectively.

- Gas central heating
- Double glazed windows
- Off street parking to front for 1-2 vehicles
- Bay window frontage
- Potential to extend to the rear and into the loft (STPP)
- 72' approximate walled rear garden
- Chain free sale
- Gross internal floor area of 936 sq ft (87 sq m) approximately

PRICE: £575,000.....FREEHOLD

WATERLOO ROAD, LONDON, NW2 7TY (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Lounge (front): 14'8" x 11'7" (4.46m x 3.54m). Double glazed bay window.

Dining Room (rear): 12'6" x 10'7" (3.80m x 3.22m). Double glazed window.

Kitchen: 9'5" x 7'2" (2.86m x 2.18m). Fitted matching wall and base cupboards with work surfaces above. Gas cooker point. Plumbed for washing machine. Space for fridge/freezer. Single drainer stainless steel sink unit. Double glazed door to garden.

First Floor:

Bedroom 1 (front): 14'7" x 11'0" (4.45m x 3.36m). Double glazed bay window.

Bedroom 2 (rear): 12'6" x 11'7" (3.80m x 3.53m). Double glazed window.

Bedroom 3 (front): 10'3" x 7'0" (3.12m x 2.12m). Double glazed window.

Bathroom/WC: 6'4" x 5'9" (1.94m x 1.74m). White suite of panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Fully tiled walls. Double glazed window.

External Features: Off street parking to front garden for one to two vehicles. The rear garden some 72' approximately being walled to rear and therefore not overlooked with garden shed.

Council Tax: Band D.

PRICE: £575,000 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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LONDON NW2**



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 936.46 SQ. FT / 87.00 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".