

KENWYN DRIVE, NEASDEN, LONDON, NW2 7NX



EPC Rating: D

Presenting for sale this extended 1930's built centre terrace house and situated in this popular residential road off Tanfield Avenue.

The property is in need of updating but this has been reflected in the price being sought for the house and viewing is highly recommended to appreciate the size of the property. Benefits include:-

- Gas central heating
- Double glazed windows
- Off street parking
- Garage space to rear of property (approached via a rear service road)
- Ground floor rear extension
- Loft room
- Gross internal floor area of 1,489 sq ft (138 sq m) approximately
- The property is located within a few yards of local bus services at Tanfield Avenue.
- Local shops can be found within a ¼ of a mile at Neasden Shopping Centre
- The nearest station is Neasden (Jubilee Line)
- Brent Cross Shopping complex is approximately 2-3 miles radius

PRICE: £600,000.....FREEHOLD

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

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Room (front): 12'7" x 11'8" (3.8m x 3.6m). Double glazed bay window. Wood block flooring.

Room (middle): 12'7" x 10'5" (3.8m x 3.2m). Wood block flooring. Patio doors to:

Extension (rear): 10'10" x 7'1" (3.3m x 2.2m). Ceramic tiled flooring. Door to garden and additional:

Shower Room/WC: Incorporating gas boiler, shower cubicle and WC.

Kitchen/Diner: 17'1" x 7'8" (5.2m x 2.3m). Tiled flooring. Plumbed for washing machine. Built-in gas hob with oven below and extractor hood above hob. Stainless steel sink unit. Fitted wall and base cabinets. Door to:

Conservatory: 9'0" x 7'8" (2.7m x 2.3m). Patio doors to rear garden.

First Floor:

Bedroom 1 (front): 13'2" x 10'9" (4.00m x 3.30m). Built-in wardrobes. Double glazed bay window.

Bedroom 2 (rear): 12'2" x 10'9" (3.7m x 3.30m). Built-in wardrobes. Double glazed window. Wood laminate flooring.

Bedroom 3 (front): 7'4" x 7'0" (2.2m x 2.1m). Double glazed window.

Bathroom/WC: 7'8" x 7'0" (2.3m x 2.1m). Three piece white suite of panelled bath, wash hand basin and low level WC.

Landing: Staircase to:

Second Floor:

Loft Room: 21'10" x 17'11" (6.7m x 5.5m). Providing additional bedroom.

External Features: Off street parking to front garden. Garage space to rear of property approached via a rear service road. Rear garden with decking and steps to additional area below.

Council Tax: Band D.

PRICE: £600,000 FREEHOLD

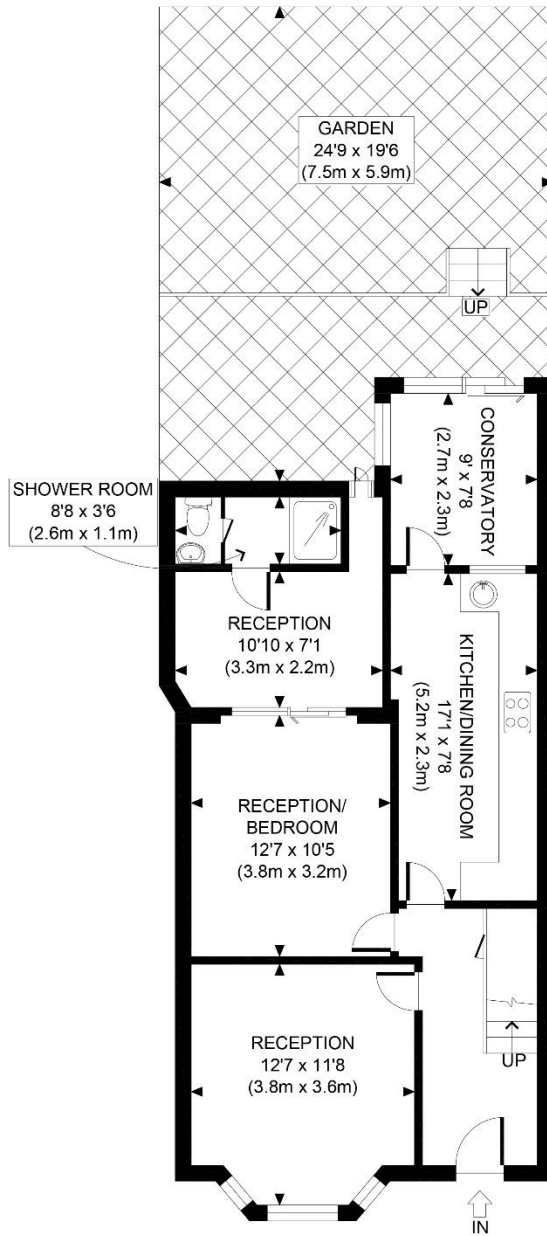
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

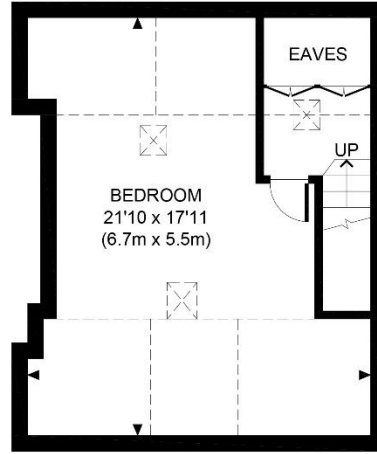
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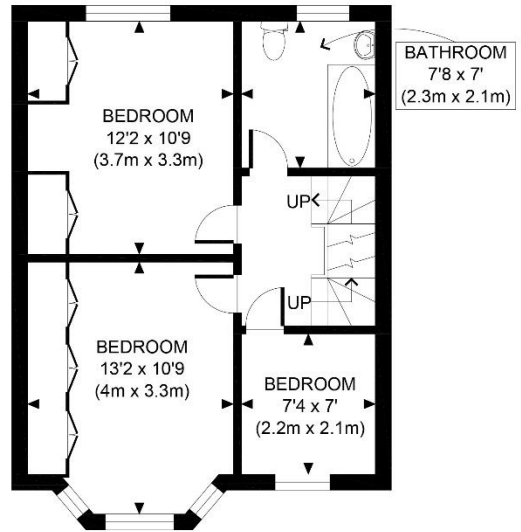
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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 695 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES 372 SQ FT
FLOOR AREA WITHOUT EAVES 350 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 444 SQ FT



<p>APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1511 SQ FT / 140 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1489 SQ FT / 138 SQM</p> <p>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</p>	<p>Kenwyn Drive</p> <p>date 19/02/25</p> <p>photoplan </p>
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