

## **TANFIELD AVENUE, NEASDEN, LONDON, NW2 7RT**



EPC Rating: E

We are privileged to be able to bring to the market this extended spacious semi-detached house spanning some 1,657 sq ft (154 sq m) and comprising of four bedrooms and three bathrooms (one ensuite) to first and second floors and the ground floor has been extended to provide a through lounge, a spacious fitted kitchen/diner, utility room and guest cloakroom. The property benefits 63' approximate rear garden having a southerly aspect with decking and lawn. Further benefits include:-

- Off street parking to front garden
- Own drive-in to side of property suitable for additional parking leading to Storeroom and Granny Annexe
- Gas central heating
- Double glazed windows
- Chain free sale
- Local buses pass the door and the nearest Station is Neasden (Jubilee Line) which is approximately 15 minutes walk
- Gross internal floor area of 1,657 sq ft (154 sq m) approximately.

**PRICE: .....Offers in excess of £800,000.....FREEHOLD**

**TANFIELD AVENUE, LONDON, NW2 7RT (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Storm Porch:** Leading to:

**Entrance Hall:** Tiled flooring.

**Guest Cloakroom:** Low level WC. Vanity wash hand basin with mixer tap and cupboard below. Tiled flooring.

**Utility Room:** 7'7" x 7'1" (2.3m x 2.2m). Space and plumbing for washing machine and dryer. Wall mounted gas boiler. Additional storage facilities. Window to side wall. Tiled flooring. Downlights to ceiling.

**Through Lounge:** 28'10" x 12'2" (8.8m x 3.7m). Double glazed bay window to front room. Wood flooring. Built-in shelves display cabinets to two walls. Open plan with:

**Kitchen/Diner Extension:** 16'8" x 13'7" (5.1m x 4.1m). Bi-folding double glazed doors to rear garden. Built-in cooking range with extractor hood above. Built-in wall cupboards and matching base cabinets with work surfaces above and tiled surrounds. Sink unit.

**First Floor:**

**Bedroom 1 (rear):** 12'7" x 11'0" (3.8m x 3.3m). Double glazed window. Door to:

**Ensuite Shower Room/WC:** 7'6" x 7'1" (2.3m x 2.2m). Tiled flooring. Walk-in shower. Vanity wash hand basin with mixer tap. Low level WC. Wall mounted swivelling mirror. Double glazed window. Downlights to ceiling.

**Bedroom 2 (front):** 15'7" x 11'4" (4.8m x 3.5m). Built-in wardrobes. Double glazed bay window.

**Bathroom/WC:** 10'7" x 7'1" (3.2 x 2.2m). Lovely Victorian style freestanding bath with mixer tap and hand shower. Vanity wash hand basin with cupboard below. Low level WC. Downlights to ceiling.

**Second Floor (loft conversion):**

**Bedroom 3 (rear):** 12'5" x 8'9" (3.8m x 2.7m). Double glazed dormer window. Shelving and hanging space to one wall.

**Bedroom 4 (front):** 18'6" x 7'10" (5.6m x 2.4m). Velux windows to roof slope. Downlights to ceiling. Open gable area, suitable as an office/storage.

**Shower Room/WC:** Shower cubicle. Wash hand basin. Low level WC. Heated towel rail and Amtico style flooring.

**External Features:** Off street parking to front garden with additional parking to side of property leading to storage shed. Rear garden having a southerly aspect with decking area and steps up to lawn. Outbuilding (used as a Studio apartment with room and ensuite shower room/WC). Door to storage room.

**Council Tax:** Band E.

**PRICE: Offers in excess of £800,000 FREEHOLD**

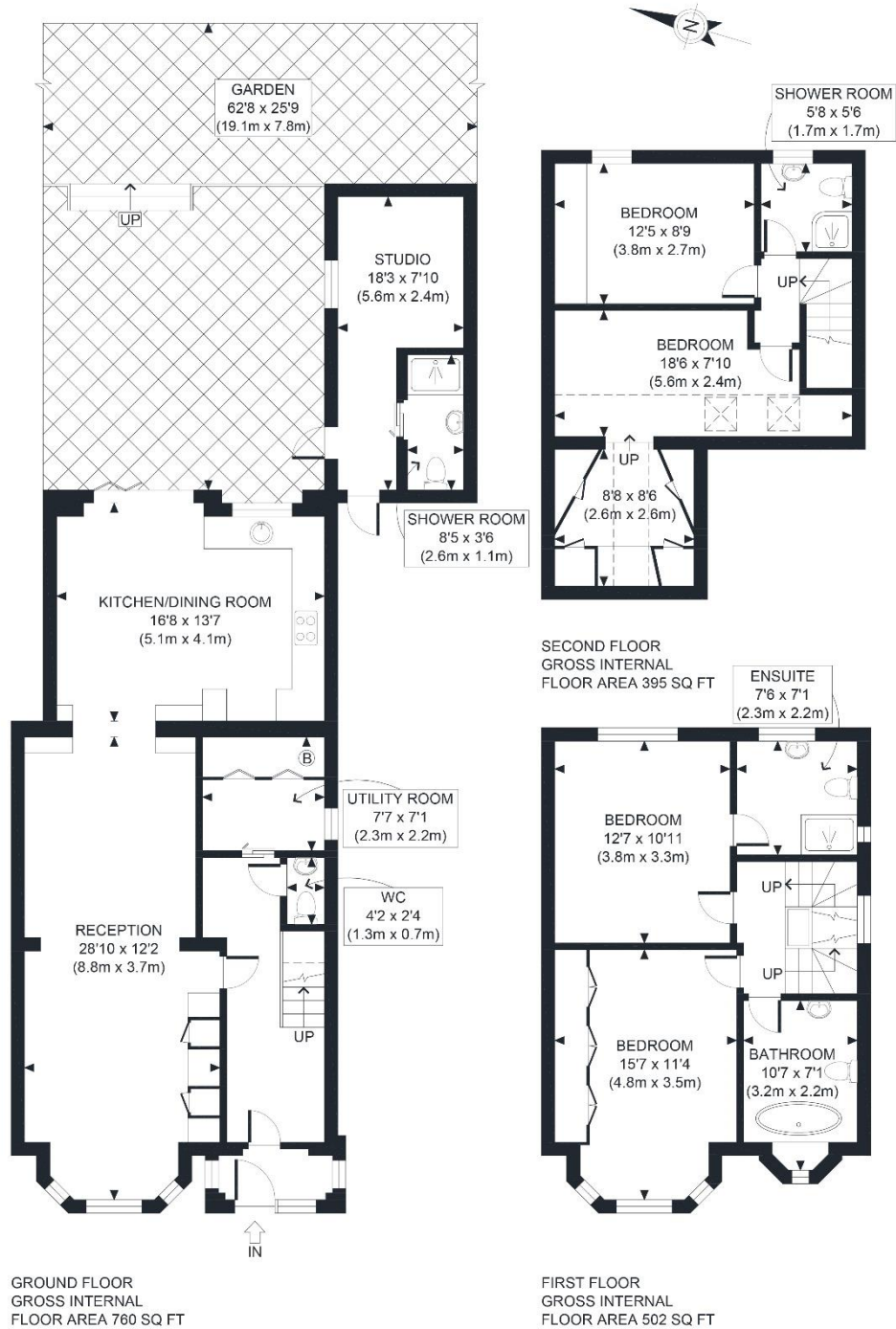
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.

**TANFIELD AVENUE, LONDON, NW2 7RT (CONTINUED)**



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APPROX. GROSS INTERNAL FLOOR AREA WITH OUTHOUSE 1800 SQ FT / 167 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTHOUSE 1657 SQ FT / 154 SQM

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

Tanfield Ave

date: 28/07/25

photoplan