

CHIPSTEAD GARDENS (OFF HUMBER ROAD), NW2 6EL



EPC Rating: D

A centre terrace 1930's built house with bay window frontage and an additional loft bedroom and located in this residential cul-de-sac parallel to Humber Road. Benefits include:-

- Gas central heating
- Double glazed windows
- 4th bedroom in loft
- Off street parking to front of property
- 125' approximate rear garden allowing potential for a 6m rear extension (subject to planning permission)
- Gross internal floor area of 1,140 sq ft (106 sq m) approximately
- The property is located within approximately 2 miles radius of Brent Cross shopping complex.
- Recently opened Brent Cross West Station is situated within half a mile maximum radius of the property with trains into Farringdon in 15 minutes approximately
- Local bus services, schools and shops are within a few hundred yards

PRICE:Offers in the region of £600,000.....FREEHOLD

CHIPSTEAD GARDENS (OFF HUMBER ROAD), NW2 6EL (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Large Storm Porch: Leading to:

Inner Hall:

Through Lounge: 27'1" x 12'0" (8.25m x 3.62m). Double glazed patio doors to rear garden. Double glazed bay window to front. Wood flooring.

Kitchen: 10'0" x 7'1" (3.05m x 2.16m). Ceramic tiled flooring. Fitted wall and base cupboards with work surfaces above and tiled surrounds. Plumbing for dishwasher and washing machine. Space for dryer. Stainless steel sink unit. Door to garden.

First Floor:

Bedroom 1 (front): 14'1" x 11'3" (4.30m x 3.42m). Double glazed bay window. Built-in wardrobes.

Bedroom 2 (rear): 12'6" x 11'7" (3.80m x 3.53m). Double glazed window. Built-in cupboard with gas boiler. Wood flooring.

Bedroom 3 (front): 9'1" x 6'9" (2.77m x 2.05m). Double glazed window. Wood flooring.

Bathroom/WC: 6'4" x 5'8" (1.93m x 1.72m). Panelled bath with mixer tap. Low level WC. Vanity wash hand basin with cupboard below. Ceramic tiling to floor and walls. Double glazed window.

Second Floor (loft conversion):

Bedroom 4: 12'0" x 9'7" (3.65m x 2.91m). With en-suite WC.

External features: Off street parking to front garden. Rear garden some 125' in length with patio, lawn and storage shed measuring 13'1" x 11'0" (3.98m x 3.32m).

Council Tax: Band D.

PRICE: Offers in the region of £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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**CHIPSTEAD GARDENS
LONDON NW2**



APPROX. GROSS INTERNAL FLOOR AREA 1140.11 SQ. FT / 105.92 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".