

**CHARTLEY AVENUE, NEASDEN, LONDON, NW2 7QY**



EPC Rating: D

A semi-detached 1930's built well presented house located towards the Cairnfield Avenue end of Chartley Avenue having been extended to the ground floor rear

- New boiler installed
- Gas central heating
- Double glazed windows
- Off street parking to front garden for one to two vehicles with security gates to street
- Garage to rear of property approached via a shared drive-in (accessed from Chartley Avenue)
- Chain free sale
- Ground floor rear extension providing additional living area and utility room
- The property is located within a few yards of Neasden Shopping Centre and bus services with the nearest station being Neasden (Jubilee Line)
- Gross internal floor area of 1,148 sq ft (107 sq m)

**PRICE: .....Offers in the region of £650,000..... FREEHOLD**

## **CHARTLEY AVENUE, NEASDEN, LONDON, NW2 7QY (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor:**

**Storm Porch:** Leading to:

### **Entrance Hall:**

**Through Lounge:** 31'9" x 11'1" (9.67m x 3.38m). Built-in storage cupboards to chimney breast recesses. Feature fireplace to front room. Double glazed bay window. Rear room open plan with kitchen. Centre breakfast bar unit (accessed from kitchen or dining room with built-in cupboards above. French doors from rear room to:

**Extension:** 9'4" x 5'7" (2.84m x 1.71m). Providing additional living area with tiled floor and double glazed patio doors to rear garden.

**Kitchen:** 11'1" x 7'0" x (3.38m x 2.13m). Fitted with gas hob and extractor hood above. Circular sink unit with mixer tap and additional circular matching drainer. Fully tiled walls. Fitted wall and base cupboards with worktops above. Utility cupboard with meters. Door to:

**Utility Room:** 9'8" x 5'3" (2.95m x 1.60m). Built-in gas hob with oven below and extractor hood above hob. Plumbing for washing machine. Single drainer sink unit with mixer tap. Plumbing for dishwasher. Ceramic tiled flooring. Door to garden.

**Shower Room/WC:** Shower cubicle. Wash hand basin. Low level WC. Ceramic tiling to floor and walls. Heated towel rail.

### **First Floor:**

**Bedroom 1 (rear):** 16'3" x 11'5" (4.96m x 3.49m). Wood flooring. Double glazed bay window. Built-in wardrobes.

**Bedroom 2 (front):** 15'1" x 10'11" (4.60m x 3.34m). Built-in cupboards. Double glazed window.

**Bedroom 3 (front):** 7'3" x 7'3" (2.21m x 2.20m). Built-in cupboards. Wood flooring. Double glazed Oriel window.

**Bathroom/WC:** Panelled bath with mixer tap and shower attachment. Low level WC. Vanity wash hand basin with cupboard below and mixer tap. Double aspect double glazed windows.

**Landing:** Hatch to loft space (not inspected). Lovely stained glass window to side wall.

**External Features:** Off street parking via gated entrance for one to two vehicles. Rear garden with lawn. Garage to rear with up and over door and storage shed behind.

**Council Tax:** Band E.

**PRICE: Offers in the region of £650,000 FREEHOLD**

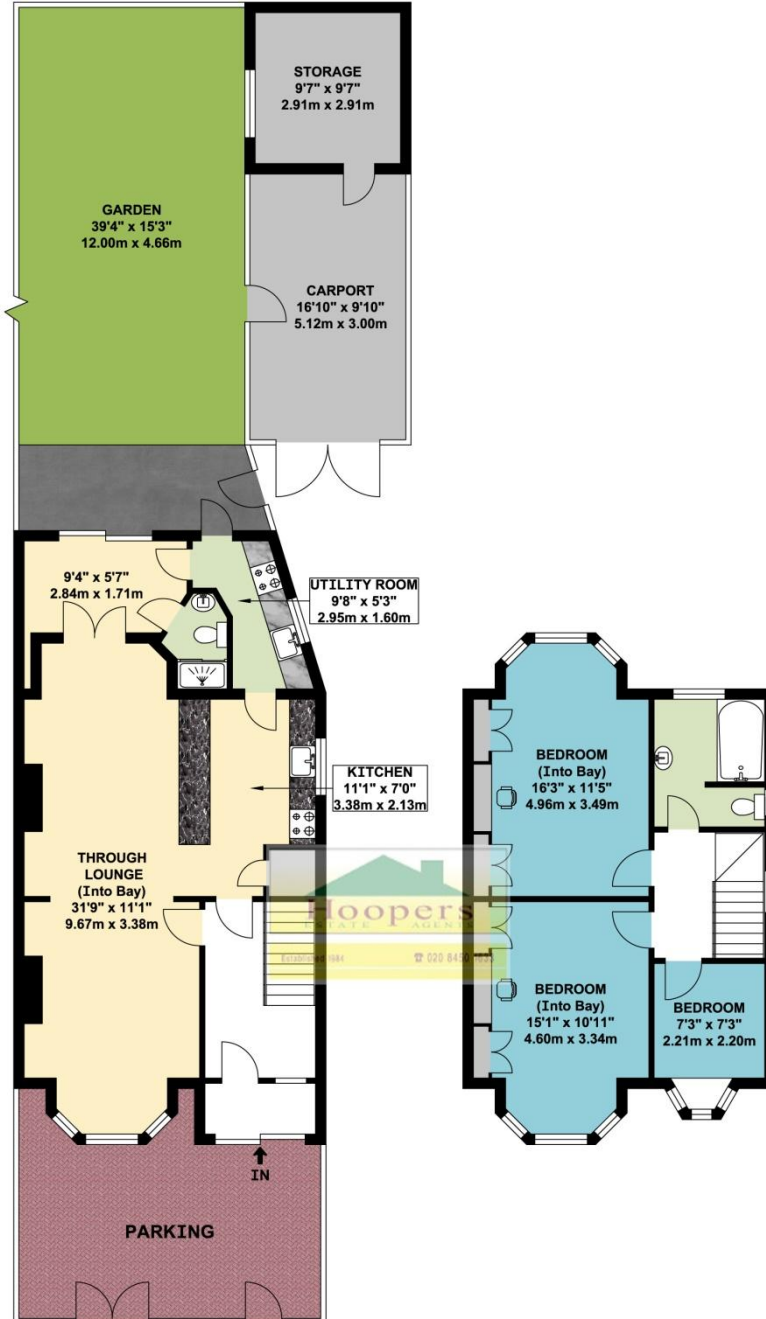
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.

**CHARTLEY AVENUE, NEASDEN, LONDON, NW2 7QY (CONTINUED)**





**CHARTLEY AVENUE, NEASDEN, LONDON, NW2 7QY (CONTINUED)****CHARTLEY AVENUE  
LONDON NW2****GROUND FLOOR****FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 1148.50 SQ. FT / 106.70 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".