

## **VILLAGE WAY, NEASDEN, LONDON, NW10 0LN**



EPC Rating:

As sole agents we present for sale this well maintained three bedroom centre terrace 1930's built house with a large rear garden measuring some 80' in length.

The property is presented in ready to move into condition and has the benefit of an open plan lounge/kitchen to rear providing a spacious kitchen/diner. Benefits include:-

- Gas central heating
- Double glazed windows
- Off street parking
- Kitchen/diner
- Chain free sale
- 80' rear garden having a southerly aspect
- The property is located within a few hundred yards of local bus services and shops at Neasden with the nearest Station being Neasden (Jubilee Line)
- Gross internal floor area of 912 sq ft (85 sq m) approximately

**PRICE: ..... £585,000 .....FREEHOLD**

**VILLAGE WAY, NEASDEN, LONDON, NW10 0LN (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring. Understairs cupboard.

**Lounge (front):** 14'0" x 11'10" (4.26m x 3.60m). Double glazed bay window. Feature fireplace. Wood flooring.

**Kitchen/Diner (rear):** 18'4" x 11'10" (5.58m x 3.61m). Wood flooring. Double glazed patio doors to rear garden. **Kitchen Area:** Sink unit. Plumbed for washing machine. Built-in gas hob with oven below and extractor hood above hob. Fitted wall cupboards and matching base cabinets with work surfaces above. Wall mounted gas boiler.

**First Floor:**

**Bedroom 1 (front):** 14'4" x 11'10" (4.37m x 3.60m). Double glazed bay window. Built-in wardrobes. Wood flooring.

**Bedroom 2 (rear):** 11'10" x 11'10" (3.61m x 3.60m). Wood flooring. Double glazed window. Built-in wardrobes.

**Bedroom 3 (front):** 7'9" x 7'0" (2.36m x 2.12m). Double glazed window. Wood flooring.

**Bathroom/WC:** 8'1" x 6'3" (2.47m x 1.91m). Panelled bath with mixer tap and hand shower. Pedestal wash hand basin. Low level WC. Partly tiled walls. Shelved cupboard for storage of linen, etc.

**Landing:** Hatch to loft space (which we understand is boarded).

**External Features:** 80' rear garden having a southerly aspect with paved patio and lawn. Off street parking to front garden for one vehicle.

**Council Tax:** Band D.

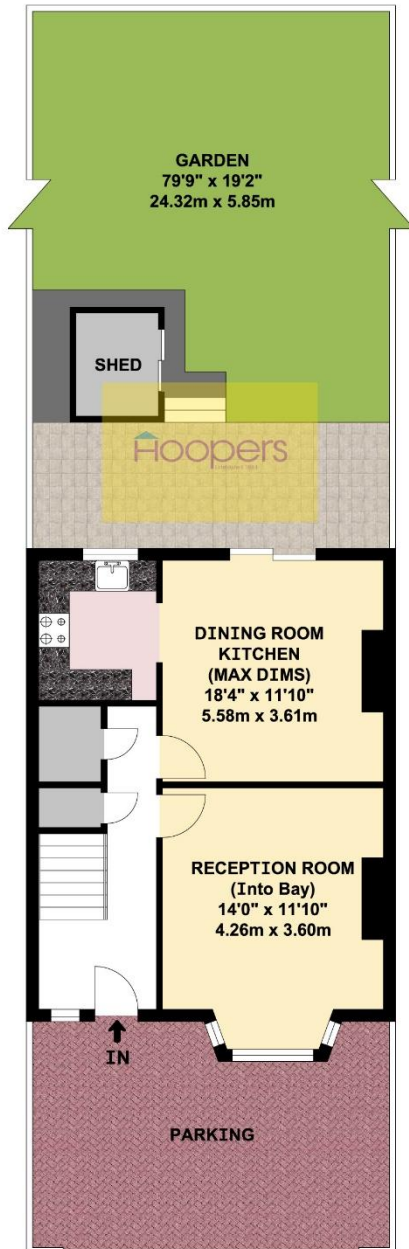
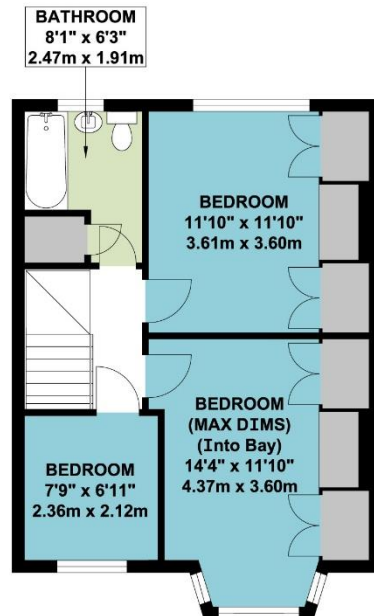
**PRICE: £585,000 FREEHOLD**

**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.

**VILLAGE WAY, NEASDEN, LONDON, NW10 0LN (CONTINUED)**



**VILLAGE WAY, NEASDEN, LONDON, NW10 0LN (CONTINUED)****VILLAGE WAY  
LONDON NW10****GROUND FLOOR****FIRST FLOOR****APPROX. GROSS INTERNAL FLOOR AREA 912.45 SQ. FT / 84.77 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".