

STANCROFT, KINGSBURY, NW9 0SJ



EPC Rating: D

We are pleased to bring to the market this semi-detached 1930's built house offering family accommodation with an opportunity for a buyer to leave their own stamp on the property.

The property is located in a residential cul-de-sac off Springfield Mount and being situated within a few hundred yards of multiple bus and shopping services at the Edgware Road (The Hyde) with the nearest Station being Colindale (Northern Line). Benefits include:-

- Gas central heating (a new complete system was installed in 2014)
- The property was completely rewired in 2011
- Double glazed windows
- Off street parking
- Chain free sale
- The property has excellent transport links
- Large rear garden measuring some 59' in length
- Original features including fireplaces, picture rail and parquet flooring
- Gross internal floor area of 883 sq ft (82 sq m) approximately

PRICE:Offers in excess of £500,000.....FREEHOLD

STANCROFT, KINGSBURY, NW9 0SJ (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Parquet flooring.

Lounge (front): 13'1" x 11'4" (4.00m x 3.45m). Feature fireplace. Double glazed bay window.

Dining Room (rear): 13'6" x 10'11" (4.11m x 3.34m). Feature fireplace. Double glazed door to garden.

Kitchen: 9'10" x 6'0" (3.00m x 1.82m). Single drainer stainless steel sink unit. Fitted wall cupboards and worktops. Double glazed door to garden. Wall mounted Vailant boiler.

First Floor:

Bedroom 1 (front): 16'2" x 10'11" (4.93m x 3.34m). Double glazed bay window. Built-in cupboard.

Bedroom 2 (rear): 11'2" x 11'10" (3.40m x 3.34m). Double glazed window. Built-in cupboards.

Bedroom 3 (front): 9'11" x 5'11" (3.02m x 1.81m). Double glazed window.

Bathroom/WC: 6'2" x 5'11" (1.88m x 1.81m). Panelled bath, wash hand basin and low level WC.

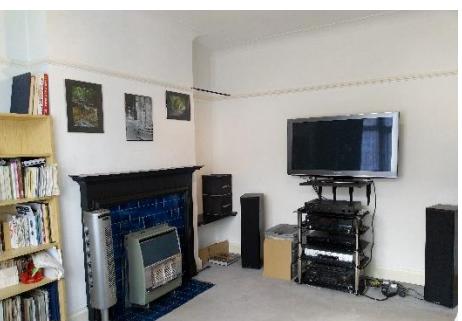
External Features: Off street parking to front for one vehicle. Rear garden measuring some 59' in length, mainly lawn.

Council Tax: Band D.

<u>PRICE:</u>	<u>Offers in excess of £500,000</u>	<u>FREEHOLD</u>
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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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**STANCROFT
LONDON NW9**



APPROX. GROSS INTERNAL FLOOR AREA 882.64 SQ. FT / 82.00 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".