

CAIRNFIELD AVENUE, LONDON, NW2 7PE



EPC Rating:

We are delighted to be able to offer for sale this beautifully presented end of terrace 1930's built extended house which must be seen internally to appreciate how well the current owners have maintained the property. Benefits include:-

- Gas central heating
- Double glazed windows
- Off street parking to front of property for three vehicles via a sizeable car port
- Land to side of property which could be developed (STPP) to provide additional ground floor accommodation
- Ground floor rear extension providing enlarged kitchen/diner and utility room
- South facing rear garden
- Garage space to rear of property (approached via rear service road)
- Gross internal floor area of 1,180 sq ft (110 sq m) approximately
- The property is located within a few yards of local bus services and shops at Neasden town centre with the nearest Station being Neasden (Jubilee Line)
- Brent Cross shopping complex is approximately 3 miles

PRICE: £750,000.....FREEHOLD

CAIRNFIELD AVENUE, LONDON, NW2 7PE (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Understairs cupboard.

Through Lounge: 29'9" x 11'8" (9.06m x 3.56m). Double glazed bay window to front room. Double glazed patio doors from rear room to extension.

Kitchen/Diner: 20'2" x 10'6" (6.15m x 3.20m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above. Fully tiled walls. Fitted extractor hood above cooker (cooker not included). Ceramic tiled flooring. Breakfast bar. Plumbed for washing machine and dishwasher. Stainless steel sink unit with mixer tap. Double glazed door to garden and double glazed window overlooking rear garden.

Utility Room: 9'1" x 7'0" (2.77m x 2.12m). Wood flooring. Double glazed window.

First Floor:

Bedroom 1 (front): 15'5" x 11'8" (4.70m x 3.56m). Double glazed bay window. Built-in wardrobes to one all.

Bedroom 2 (rear): 13'6" x 11'8" (4.11m x 3.56m). Double glazed window. Built-in wardrobes.

Bedroom 3 (front): 9'1" x 6'5" (2.76m x 1.95m). Wood flooring. Double glazed window.

Bathroom/WC: 9'1" x 6'3" (2.78m x 1.90m). Panelled bath with shower above bath and shower screen. Vanity wash hand basin with mixer tap. Low level WC with concealed cistern. Down lights to ceiling. Tiled flooring and fully tiled walls. Heated towel rail. Double glazed window.

Landing: Hatch to loft space (not inspected). Window to side wall.

External features: Front and rear gardens, the rear garden measuring some 62' in length having a southerly aspect. Garage to rear of property (approached via a rear service road). The front garden providing off street parking for three cars.

PRICE: £750,000 FREEHOLD

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

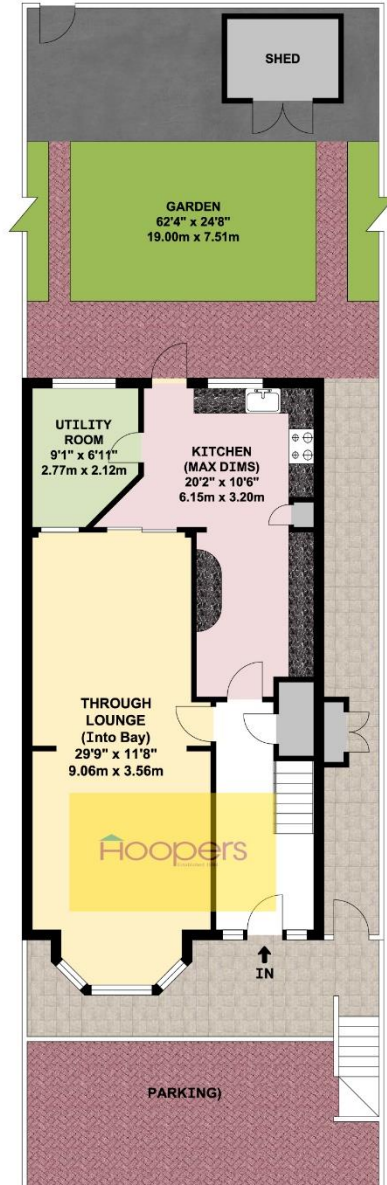
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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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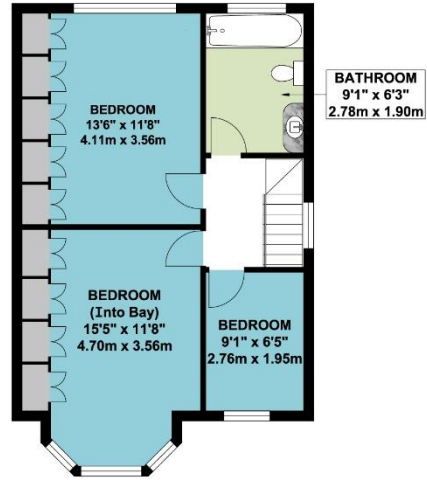


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LONDON NW2**



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1180.26 SQ. FT / 109.65 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".