

## **SHEAVESHILL AVENUE, LONDON. NW9 6RY**



EPC Rating:

A three-bedroom two storey bay fronted semi-detached house located within less than half a mile of Colindale with its multiple bus services, shops and eateries and station. The property has been partially extended to the ground floor and is offered with vacant possession.

- Semi detached
- Three bedrooms
- Through lounge
- Extended kitchen
- Double glazing
- Gas central heating
- Front and rear gardens
- Modern bathroom.
- Separate WC
- Gross internal floor area of 1,073 sq ft (100 sq m) approximately
- The nearest Station is Colindale (Northern Line)
- Vacant possession

**PRICE: .....£600,000.....FREEHOLD**

**SHEAVESHILL AVENUE, LONDON, NW9 6RY (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Storm Porch:** Leading to:

**Entrance Hall:** Understairs storage area.

**Through Lounge:** 26'8" x 12'0" (8.13m x 3.65m). Double glazed front aspect bay window. Wooden character fireplace. Further fitted gas fire with central heating back boiler. Sliding double glazed patio doors to rear garden.

**Kitchen diner (extended):** 20'0" x 7'10" (6.08m x 2.38m). Double glazed windows to both sides (some frosted). Single drainer sink unit with mixer tap and cupboards below. Fitted wall and base units with work surfaces. Gas cooker point with fitted overhead extractor hood. Plumbing for washing machine. Part tiled walls. Part wood laminate flooring. Door to rear garden.

**First Floor:**

**Landing:** Side aspect window with stained glass and leaded lights.

**Bedroom 1 (front):** 14'10" x 11'5" (4.52m x 3.47m). Double glazed front aspect bay window. Fitted floor to ceiling wardrobes.

**Bedroom 2 (rear):** 12'4" x 11'4" (3.75m x 3.46m). Double glazed rear aspect window.

**Bedroom 3 (front):** 8'4" x 6'8" (2.53m x 2.03m). Double glazed front aspect window. Fitted wardrobe.

**Bathroom:** 6'7" x 5'9" (2.01m x 1.76m). Frosted double glazed rear aspect window. Panelled bath with separate built in electric shower. Pedestal wash hand basin. Airing cupboard housing immersion heater. Fully tiled walls.

**Separate WC:** Frosted double glazed side aspect window. Low level WC.

**External features:** Front garden with potential for off street parking (Subject to consents). Rear garden of some 89' in length with outside tap, flowers and shrubs borders and outbuildings.

**Council Tax:** Band E.

**PRICE:** **£600,000** **FREEHOLD**

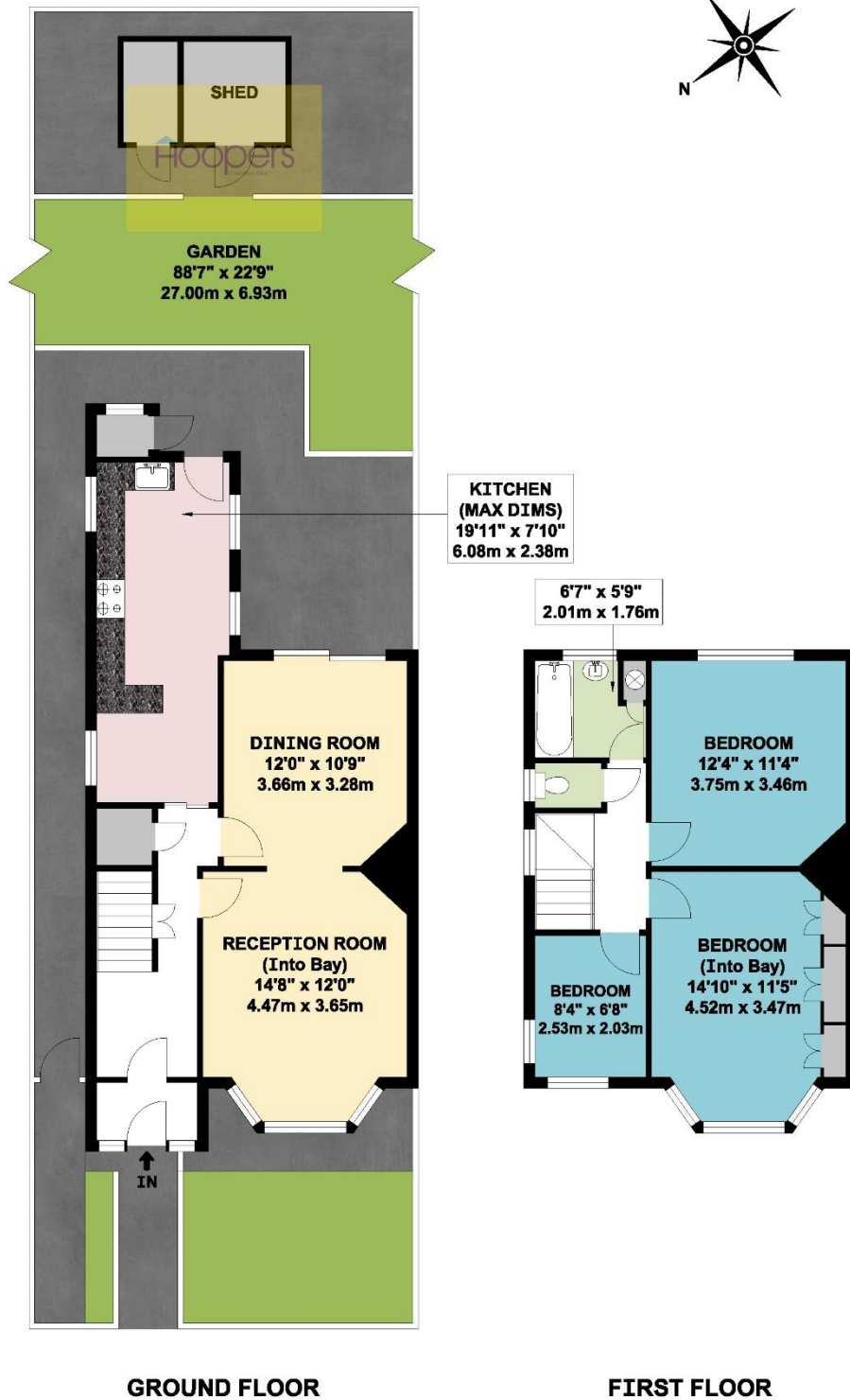
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS AGENTS, HOOPERS, AS ABOVE.**

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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LONDON NW9**



**APPROX. GROSS INTERNAL FLOOR AREA 1073.05 SQ. FT / 99.69 SQ. M**

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