

VILLAGE WAY, NEASDEN, LONDON, NW10 0LN



EPC Rating: C

We are pleased to be able to bring to the market this two storey centre terrace family house and situated in this ever popular road close to the junction with West Way. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Gross internal floor area of 904 sq ft (84 sq m) approximately
- The property is located within a few hundred yards of bus services and shops at Neasden with the nearest station being Neasden (Jubilee Line)

PRICE:549,000.....FREEHOLD

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

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring.

Guest Cloakroom: Low level WC and wash hand basin and tiled flooring.

Lounge (front): 17'6" x 11'10" (5.33m x 3.60m). Wood flooring. Double glazed bay window. Downlights to ceiling. French doors to:

Kitchen/Diner: 18'3" x 7'7" (5.56m x 2.31m). Ceramic tiled flooring. Fitted wall cupboards and matching base cabinets with work surfaces above. Built-in gas hob with oven below and extractor hood above hob. Cupboard with gas boiler. Downlights to ceiling. Door to rear garden.

First Floor:

Bedroom 1 (front): 14'3" x 11'10" (4.35m x 3.60m). Double glazed bay window. Built-in wardrobes. Wood flooring.

Bedroom 2 (rear): 11'10" x 11'10" (3.75m x 3.35m). Double glazed window. Built-in wardrobes. Wood flooring.

Bedroom 3 (front): 9'5" x 5'11" (2.87m x 1.81m). Double glazed window. Wood flooring.

Shower Room/WC: Spacious shower cubicle. Pedestal wash hand basin. Low level WC. Tiled flooring and partly tiled walls. Shelved cupboard for storage of linen, etc. Heated towel rail.

Landing: Hatch to loft space (not inspected).

External Features: Front and rear gardens, the rear garden measuring some 80' in length and having a southerly aspect.

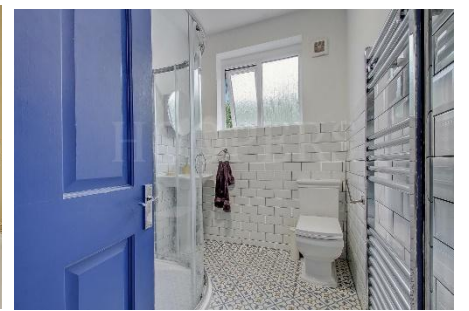
Council Tax: Band D.

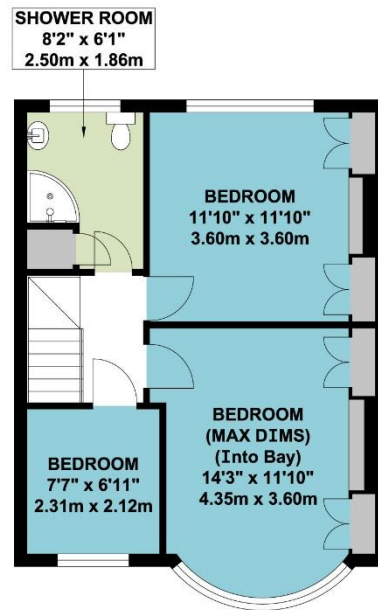
<u>PRICE:</u>	<u>£549,000</u>	<u>FREEHOLD</u>
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VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

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 904.16 SQ. FT / 84.00 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".