

**DERWENT RISE, LONDON, NW9 7HX**



EPC Rating: D

We are delighted to be able to bring to the market this post war built end terrace house situated off Kingsbury Road and within a few hundred yards of the A5 (Edgware Road) with its multiple shops, eateries and bus services.

The property is in close proximity of top-rated schools and wonderful parks. It is a great and well kept family home with an exceptionally large and looked after garden.

- Three bedrooms
- Guest WC
- Gas central heating
- Double glazed windows
- Front and rear gardens
- The property is presented in a ready to move into condition
- Side pedestrian access
- Fitted kitchen/diner.
- Mainly wood laminate flooring
- The nearest stations are Kingsbury (Jubilee Line) or Colindale (Northern Line).
- Gross internal floor area of 868 sq ft (81 sq m) approximately

**PRICE: .....£499,950.....FREEHOLD**

**DERWENT RISE, LONDON, NW9 7HX (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Storm Porch:** Tiled flooring.

**Guest WC:** Frosted double glazed front aspect window. Low level WC. Vanity wash hand basin with cupboard below. Part tiled walls and tiled flooring.

**Entrance Hall:** Wood flooring.

**Reception (rear):** 17'0" x 10'5" (5.16m x 3.17m). Wood flooring. Sliding double glazed patio doors to rear garden.

**Kitchen/Diner (front):** 12'7" x 10'10" (3.83m x 3.30m). Frosted double glazed front aspect windows. Single drainer sink unit with mixer taps and cupboards below. Fitted wall and base units with work surfaces. Gas cooker point. Plumbing for washing machine and dishwasher. Wall mounted boiler. Part tiled walls.

**First Floor:**

**Landing:** Large built-in storage cupboard.

**Bedroom 1 (rear):** 14'2" x 8'5" (4.32m x 2.56m). Frosted double glazed window. Fitted floor to ceiling wardrobes. Wood flooring.

**Bedroom 2 (front):** 9' x 8'0" (2.72m x 2.44m). Double glazed rear aspect window. Wood flooring.

**Bedroom 3 (rear):** 8'2" x 7'3" (2.50m x 2.20m). Double glazed front aspect window. Wood flooring.

**Bathroom:** 5'7" x 5'6" (1.70m x 1.68m). Frosted double glazed side aspect window. Tiled bath with mixer tap and shower attachment with shower screen. Pedestal wash hand basin. Fully tiled walls and tiled flooring. Heated towel rail.

**Separate WC:** Frosted double glazed side aspect window. Low level WC. Wash hand basin. Fully tiled walls and tiled flooring.

**External features:** Front and rear gardens. Rear garden approximately 50' in length part block paved leading onto lawn area with flowers and shrubs borders. Outbuilding/storage shed to side with additional greenhouse to the rear.

**PRICE: £499,950 FREEHOLD**

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

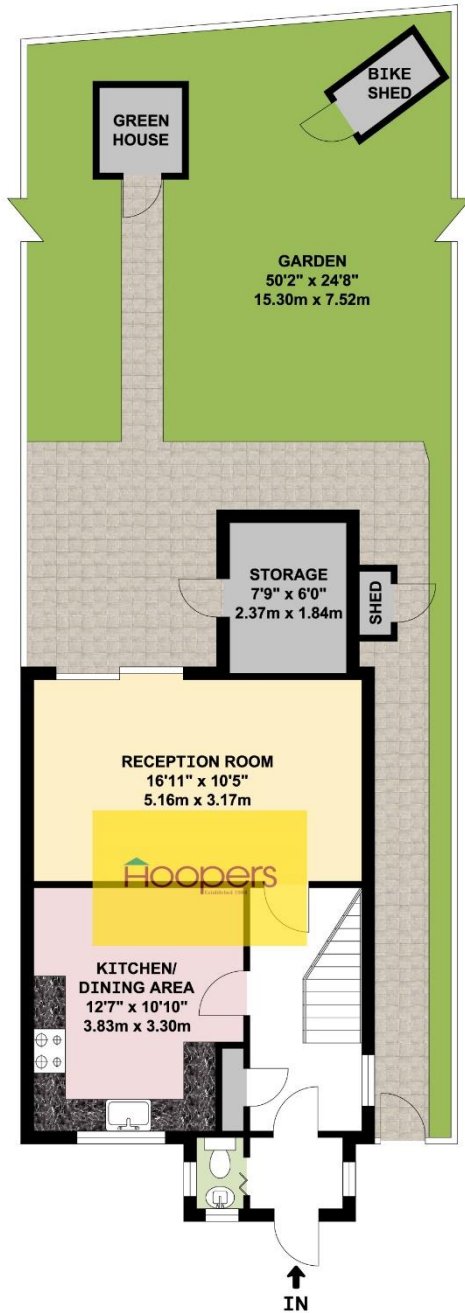
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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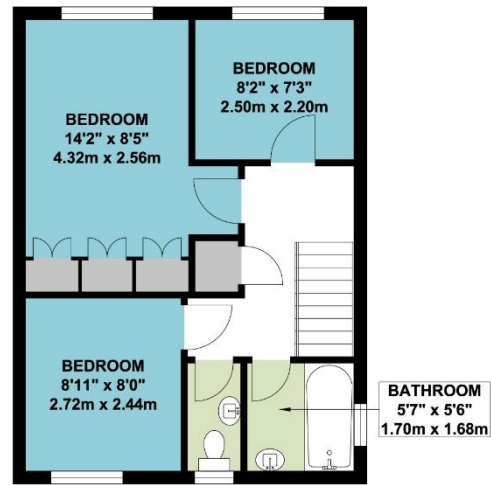


**DERWENT RISE, LONDON, NW9 8HX (CONTINUED)**

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LONDON NW9**



**GROUND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 867.67 SQ. FT / 80.61 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".