

**NUTFIELD ROAD, NEASDEN, LONDON, NW2 7EA**



EPC Rating:

A centre terrace 1930's built three bedroom extended family house located in this popular road off Crest Road close to Gladstone Park.

- Gas central heating
- Double glazed windows
- Off street parking
- Bathroom
- Guest WC
- Extended Kitchen
- Gross internal floor area of 1,047 sq ft (97 sq m)
- Through lounge
- Large out house to rear
- The property is located within a few yards of Crest Road schools and bus services with the nearest station being Neasden (Jubilee Line)

**PRICE: .....£580,000..... FREEHOLD**

**NUTFIELD ROAD, NEASDEN, LONDON, NW2 7EA (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring. Under stairs cupboard.

**Through Lounge (front):** 25'4" x 11'6" (7.73m x 3.51m). Double glazed windows. Central heating radiator.

**Dining Room (rear):** 15'3" x 8'11" (4.64m x 2.73m). Double glazed patio doors leading to garden. Central heating radiator.

**Ground Floor WC:** Low level WC. Wash hand basin.

**Kitchen:** 7'1" x 5'9" (2.16m x 1.76m). Wall and base cupboards. Plumbing for washing machine. Gas hob with electric oven below and extractor hood above hob.

**First Floor:**

**Bedroom 1 (rear):** 13'4" x 11'5" (4.07m x 3.45m). Double glazed window. Built-in wardrobes.

**Bedroom 2 (front):** 11'3" x 10'7" (3.44m x 3.22m). Built-in wardrobes. Double glazed window.

**Bedroom 3 (front):** 7'7" x 7'0" (2.32m x 2.13m) Double glazed window. Built-in wardrobes.

**Bathroom/WC:** Panelled bath, wash hand basin and low level WC. Double glazed window to rear. Heated towel rail. Fully tiled walls and floor.

**External Features:** Off street parking to front garden. Rear garden with lawn. Large out house.

**PRICE:** **£580,000** **FREEHOLD**

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

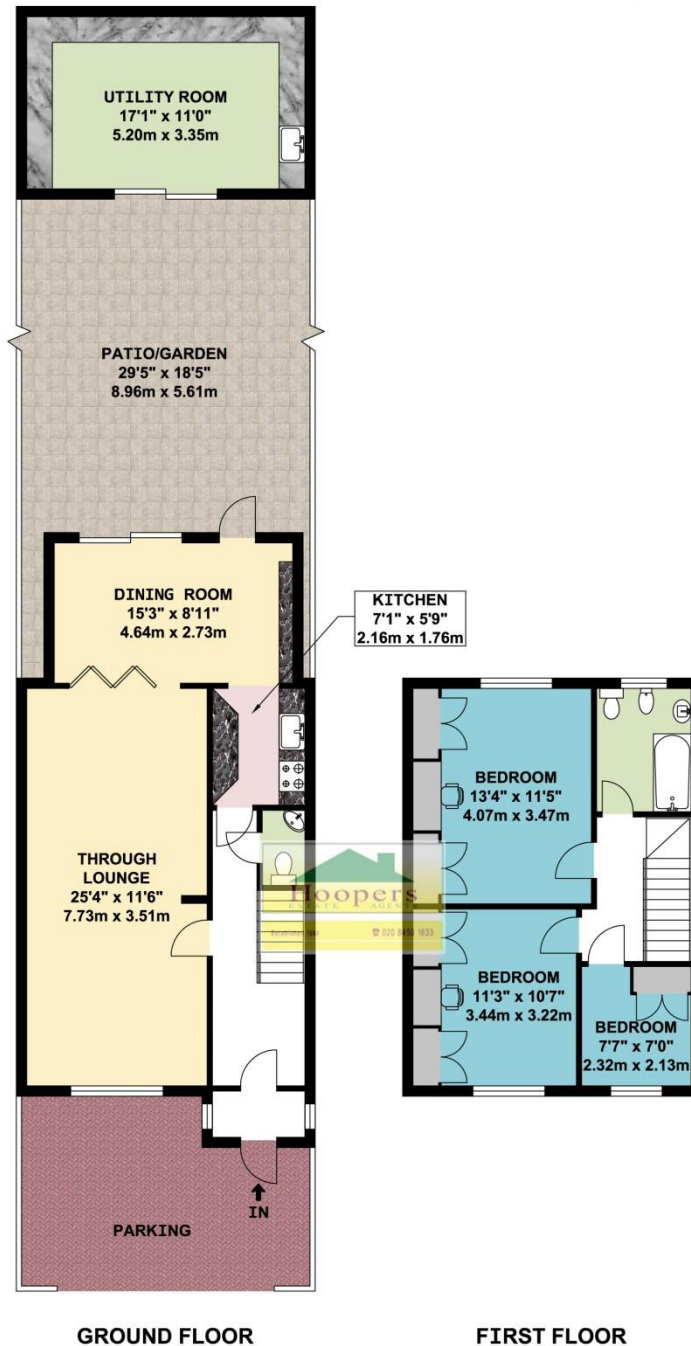
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

**NUTFIELD ROAD, NEASDEN, LONDON, NW2 7EA (CONTINUED)**



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LONDON NW2**



**APPROX. GROSS INTERNAL FLOOR AREA 1047.43 SQ. FT / 97.31 SQ. M**

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