

CHURCH LANE, KINGSBURY, NW9 8SP



EPC Rating:

We are delighted to be able to bring to the market this extended well presented semi-detached family house located in this popular residential street and because the house is situated on the eastern side of Church Lane the property is set back from the road by a grass verge with additional off street parking at the front of the property. Benefits include:-

- Gas central heating
- Double glazed windows
- Off street parking for at least 2 vehicles
- Shared drive to side of property leading to garage to rear
- Two bathrooms
- Spacious kitchen/diner
- South easterly facing rear garden measuring some 72' in length
- Gross internal floor area of 1,155 sq ft (107 sq m) approximately
- The property is situated within a few yards of local shops and bus services at Church Lane with the nearest Station being Wembley Park (Metropolitan and Jubilee Line trains)

PRICE: £699,000.....FREEHOLD

CHURCH LANE, KINGSBURY, NW9 8SP (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Understairs cupboard.

Lounge (front): 14'0" x 11'7" (4.27m x 3.54m). Double glazed bay window.

Living Room (rear): 13'6" x 10'4" (4.11m x 3.15m). Feature fireplace with ornamental gas fire. Open plan with:

Kitchen/Diner: 24'5" x 13'0" (7.43m x 3.96m). Downlights to ceiling. Ceramic tiled flooring. Roof window. Built-in wall cupboards and matching base cabinets with work surfaces above and tiled surrounds. Space and plumbing for washing machine and dishwasher. Built-in gas hob with oven below and extractor hood above hob (all in stainless steel). Sink unit with mixer tap. Built-in cupboard with boiler. Double glazed door to garden and door to:

Shower Room/WC: Tiled flooring and walls. Shower cubicle. Low level WC and wash hand basin. Downlights to ceiling and heated towel rail.

First Floor:

Bedroom 1 (front): 14'4" x 10'8" (4.38m x 3.24m). Built-in wardrobes. Double glazed bay window. Wood flooring.

Bedroom 2 (rear): 13'6" x 10'8" (4.11m x 3.24m). Built-in wardrobes. Double glazed window. Wood flooring.

Bedroom 3 (front): 8'9" x 7'0" (2.66m x 2.12m). Double glazed window. Wood flooring. Built-in wardrobe.

Bathroom: 7'0" x 6'4" (2.11m x 1.92m). Double glazed window. Panelled bath with mixer tap and electric shower. Pedestal wash hand basin. Heated towel rail. Fully tiled walls.

Separate WC: Low level WC. Fully tiled walls.

Landing: Hatch to loft space (not inspected). Built-in airing cupboard with hot water tank. Double glazed window to side wall.

External Features: Off street parking for at least two vehicles behind each other to the front of the property with additional parking on the shared drive to the side of the property, leading to a single garage with up and over door and electricity supply. Front and rear gardens, the rear garden having a paved patio, lawn and vegetable garden. Garden shed.

Council Tax: Band E.

PRICE: **£699,000** **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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CHURCH LANE
LONDON NW9



APPROX. GROSS INTERNAL FLOOR AREA 1155.07 SQ. FT / 107.31 SQ. M

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