

## **KENWYN DRIVE, NEASDEN, LONDON, NW2 7NX**



EPC Rating: D

We are pleased to bring to the market this end of terrace house which has the benefit of a garage to the side of the property approached via its own drive-in for additional parking providing potential for the garage to be converted into accommodation (STPP). The property needs updating internally but this has been reflected in the price being sought for the property.

Benefits include:-

- Gas central heating
- Double glazed windows
- Garage to side of property via its own drive-in
- 60' approximate rear garden with potential further garage space to rear of property and the garden has a southerly aspect
- Gross internal floor area of 1,131 sq ft (106 sq m) approximately
- Ground floor rear extension
- The property is located within a few yards of local bus services at Tanfield Avenue.
- The nearest shops are within half a mile maximum radius at Neasden
- The nearest station is Neasden (Jubilee Line)
- Brent Cross shopping complex is approximately 2 to 3 miles radius

**PRICE: .....Offers in the region of £600,000.....FREEHOLD**

**KENWYN DRIVE, NEASDEN, LONDON, NW2 7NX (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs cupboard.

**Lounge (front):** 12'9" x 12'0" (3.88m x 3.64m). Double glazed bay window. Intercommunicating with:

**Reception Room 2:** 12'2" x 10'9" (3.70m x 3.27m). Double glazed patio doors to:

**Dining Room (rear):** 13'0" x 9'3" (3.93m x 2.81m). Double glazed door to garden.

**Kitchen/Diner:** 20'1" x 8'9" (6.12m x 2.67m). Access to rear garden.

**Storage Room:** (to rear of garage) 11'3 x 8'8" (3.44m x 2.65m).

**First Floor:**

**Bedroom 1 (front):** 13'1" x 11'2" (4.0m x 3.40m). Double glazed bay window.

**Bedroom 2 (rear):** 12'3" x 11'2" (3.74m x 3.40m). Double glazed window.

**Bedroom 3 (front):** 7'1" x 7'0" (2.17m x 2.14m). Double glazed window.

**Bathroom/WC:** 7'9" x 4'4" (2.35m x 1.31m). Panelled bath, wash hand basin and low level WC.

**Additional Separate WC:** Low level WC.

**External Features:** Off street parking to front garden. Garage to side of property measuring 18'6" x 7.4". Decking area to rear. Garden measuring approximately 60' in length with potential garage space to rear of property (approached via a rear service road).

**Council Tax:** Band D.

**PRICE: Offers in the region of £600,000 FREEHOLD**

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

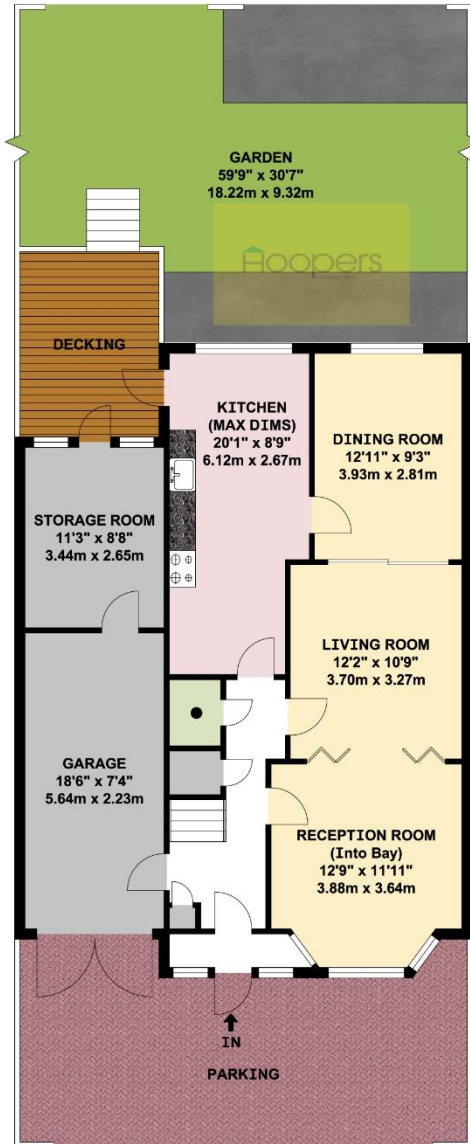
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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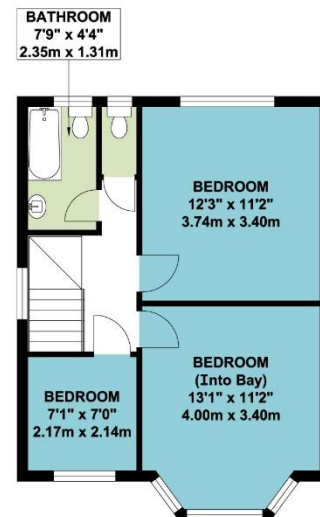


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LONDON NW2**



**GROUND FLOOR**



**FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 1130.64 SQ. FT / 105.04 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE AND STORAGE ROOM 1392.41 SQ. FT / 129.36 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".