

**CHARTLEY AVENUE, NEASDEN, LONDON, NW2 7QY**



EPC Rating: E

A well presented extended three bedroom 1930's built semi-detached house located in this sought after residential road off Cairnfield Avenue

- Ground floor rear extension
- Ground floor guest cloakroom
- Extended rear living room
- Extended kitchen/diner
- Gas central heating
- Garage to rear of property
- Gross internal floor area of 1,173 sq ft (109 sq m)
- The property is located within a few yards of Neasden Shopping Centre and bus services with the nearest station being Neasden (Jubilee Line)
- Front and rear gardens

**PRICE: .....£695,000..... FREEHOLD**

**CHARTLEY AVENUE, NEASDEN, LONDON, NW2 7QY (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Storm Porch:** Leading to:

**Entrance Hall:** Understairs cupboard. Wood flooring.

**Guest Cloakroom:** Frosted double glazed side aspect window. WC and wash hand basin.

**Dining Room (front):** 13'4" x 12'7" (4.07m x 3.84m). Double glazed bay window. Wired for wall lights. Feature fireplace. Wood flooring.

**Lounge (rear):** 24'3" X 11'8" (7.40m x 3.56m). Double glazed patio doors to rear garden. Feature fireplace with gas fire and back boiler. Wood flooring.

**Kitchen/Diner:** 21'4" x 7'0" (6.51m x 2.10m). Frosted double glazed side aspect window. Fitted with a range of eye level wall mounted white cabinets with grey piping and matching base cabinets with work surfaces above and tiled surrounds. Single drainer stainless steel sink unit with mixer tap. Plumbing for washing machine and vent for tumble dryer. Double glazed window overlooking rear garden. Frosted double glazed door to garden.

**First Floor:**

**Landing:** With hatch to loft space (not inspected) and window to side wall.

**Bedroom 1 (front):** 13'9" x 11'7" (4.20m x 3.54m). Built-in wardrobes to one wall. Double glazed bay window.

**Bedroom 2 (rear):** 12'4" x 11'8" (3.75m x 3.55m). Built-in wardrobes to one wall (one housing hot water cylinder). Double glazed window.

**Bedroom 3 (front):** 7'10" x 7'0" (2.40m x 2.13m). Double glazed window.

**Bathroom/WC:** 7'7" x 6'9" (2.30m x 2.06m). Frosted double glazed rear aspect window. Panelled bath with separate built-in shower with shower screen. Low level WC. Vanity wash hand basin with cupboard below. Fully ceramic tiled walls and flooring. Downlights to ceiling. Heated towel rail. Medicine cabinet.

**External Features:** Front and rear gardens. Shared drive to side of property. Garage to rear of property (approached via a rear service road) Landscaped rear garden with paved patio, lawn and covered terraced area.

**Council Tax:** Band E.

**PRICE: £695,000 FREEHOLD**

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

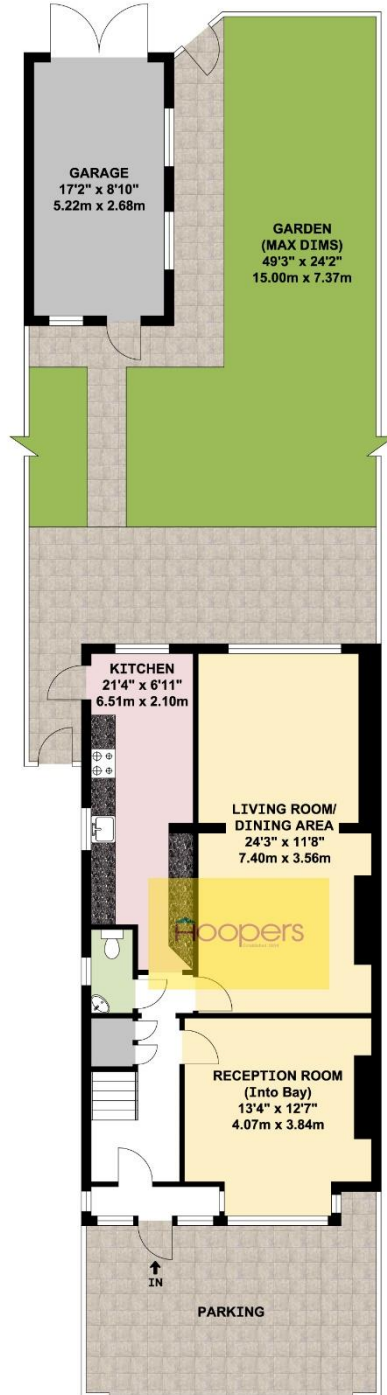
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

**CHARTLEY AVENUE, NEASDEN, LONDON, NW2 7QY (CONTINUED)**



**CHARTLEY AVENUE, NEASDEN, LONDON, NW2 7QY (CONTINUED)**

CHARTLEY AVENUE  
LONDON NW2



**GROUND FLOOR**



**FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 1172.72 SQ. FT / 108.95 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".