

CREST ROAD, LONDON, NW2 7LY



EPC Rating: D

An opportunity to purchase an extended four bedroom semi-detached house which has been extended by two storeys to the rear elevation to provide additional ground floor accommodation with a bedroom above creating four bedrooms at first floor level. The property still has the potential to do a loft conversion (STPP) and offers spacious accommodation for a larger family, alternatively the property would be a good buy-to-let investment due to its additional accommodation.

Crest Road is the continuation of Tanfield Avenue and is therefore served by several bus routes with local schools such as Braintcroft and Crest Academy being within a few hundred yards and the property is approximately 10 to 15 minutes maximum walk from the recently opened Brent Cross West Station providing overground trains into Kings Cross in approximately 15 minutes and is only two stops from West Hampstead Station (intercommunicating with the Jubilee Line). The property benefits the following:-

- Four bedrooms
- Ground floor rear extension providing additional recreation space
- Two bathrooms (one on each floor)
- Double glazed windows
- Gas central heating
- Garage
- Off street parking to front garden for approximately 2 vehicles
- Gross internal floor area 1,229 sq ft (114 sq m) approximately
- Brent Cross West Station (with trains into Kings Cross in 15 minutes) is 10 to 15 minutes walk approximately from the property

PRICE: £720,000.....FREEHOLD

CREST ROAD, LONDON, NW2 7LY (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Entrance Hall:

Lounge (front): 14'7" x 11'7" (4'45" x 3.54m). Double glazed window.

Dining Room (rear): 14'0" x 11'3" (4.25m x 3.42m). Sliding patio doors to:

Additional Recreation Space: 18'1" x 9'0" (5.50m x 2.75m).

Kitchen: 10'7" x 7'0" (3.23m x 2.11m).

Shower Room/WC: Shower, wash hand basin and low level WC.

First Floor:

Bedroom 1 (front): 16'8" x 11'7" (5.09m x 3.54m). Built-in wardrobes to chimney breast recesses. Double glazed window.

Bedroom 2 (rear): 12'0" x 10'10" (3.67m x 3.30m). Double glazed window. Built-in cupboard.

Bedroom 3 (rear): 10'8" x 8'2" (3.26m x 2.50m). Double glazed window.

Bedroom 4 (front): 8'5" x 6'8" (2.56m x 2.03m). Double glazed window.

Bathroom: 5'7" x 4'2" (1.70m x 1.28m). Panelled bath. Wash hand basin Double glazed window.

Separate WC: Low level WC. Double glazed window.

External Features: Off street parking to front garden. Rear garden some 82' approximately in length with decking area, patio and lawn. Garage to rear of property approached via a shared drive-in accessed from Crest Road.

PRICE: £720,000 **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.

CREST ROAD, LONDON, NW2 7LY (CONTINUED)



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LONDON NW2**



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1228.59 SQ. FT / 114.14 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".