

CREST ROAD, LONDON, NW2 7LY



EPC Rating: D

We are delighted to bring to the market this extended semi-detached 1930's built house offering ready to move into family accommodation and sensibly priced for a quick sale.

Benefits include:-

- Double glazed windows
- Gas central heating
- Two bathrooms
- Garage to rear of property approached via a wide shared drive (accessed from Crest Road)
- Fitted kitchen/diner extension
- Four bedrooms
- Gross internal floor area (with garage) 1,461 sq ft (136 sq m) approximately
- Landscaped rear garden some 70' in length with decking area and lawn
- The property is well served by local bus services passing the door with local shops being within a few hundred yards at the Ox & Gate.
- Brent Cross West Station is approximately 15 minutes walk (with overground trains into Central London in approximately 15 minutes).
- Brent Cross Shopping complex is approximately 2 miles radius

PRICE:Offers in excess of £650,000.....FREEHOLD

CREST ROAD, LONDON, NW2 7LY (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

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

Lounge (front): 14'8" x 11'8" (4'5" x 3.6m). Double glazed bay window. Wood flooring.

Dining Room (rear): 14'0" x 11'3" (4.3m x 3.40m). Feature fireplace. Wood flooring. Open plan with:-

Kitchen/Diner Extension: 15'4" x 10'5" (4.7m x 3.2m). Double glazed patio doors to rear garden. Wood flooring. Fitted with a range of high gloss finish wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Single drainer sink unit with mixer tap. Built-in gas hob with split level double oven. Large walk-in cupboard housing boiler and plumbed for washing machine and space for dryer. Downlights to ceiling.

First Floor:

Bedroom 1 (front): 17'4" x 11'8" (5.3m x 3.6m). Double glazed bay window.

Bedroom 2 (rear): 12'1" x 11'8" (3.70m x 3.6m). Double glazed window. Built-in cupboard.

Bedroom 3 (front): 8'4" x 7'0" (2.5m x 2.1m). Double glazed window.

Bathroom/WC: 8'3" x 7'0" (2.5m x 2.1m). Panelled bath with mixer tap and shower attachment. Separate walk-in shower cubicle. Low level WC. Pedestal wash hand basin. Tiling to walls. Downlights to ceiling.

Second Floor (Loft Conversion):

Bedroom 4: 14'0" x 12'10" (4.3m x 3.9m). Windows to side and dormer window to rear.

External Features: Garage to rear 15'5 x 7'10" with automatic sensor light and up and over door accessed from Crest Road via a wide shared drive-in. Front and rear gardens, the rear garden measuring some 70' maximum approximately with decking area and steps to lawn area and garden shed.

Council Tax: Band E.

PRICE: Offers in excess of £650,000 FREEHOLD

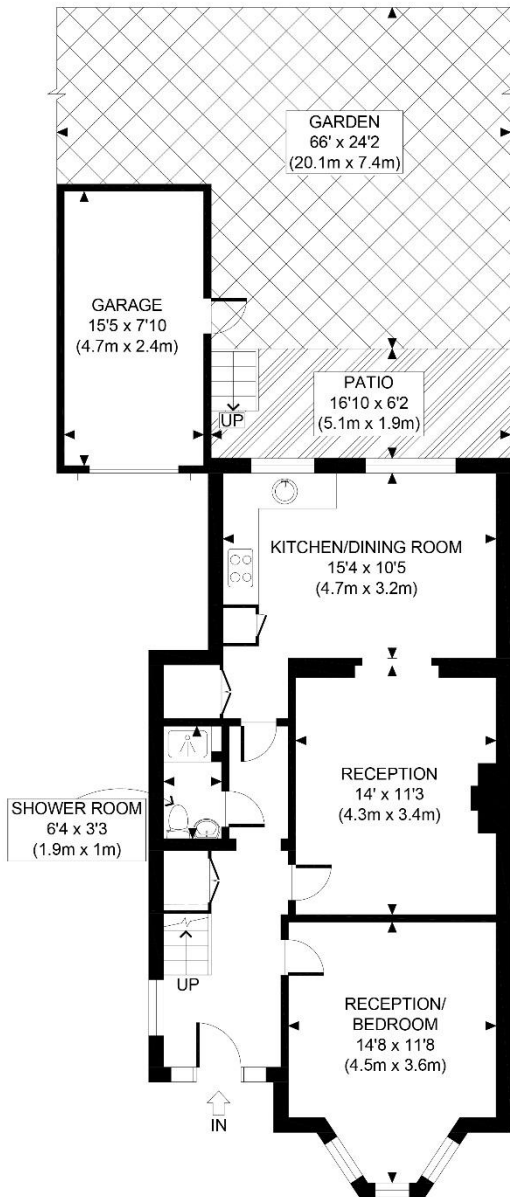
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

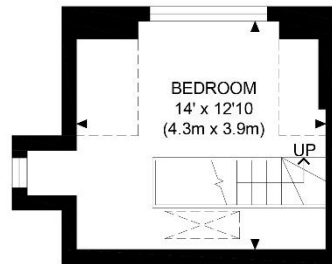
CREST ROAD, LONDON, NW2 7LY (CONTINUED)



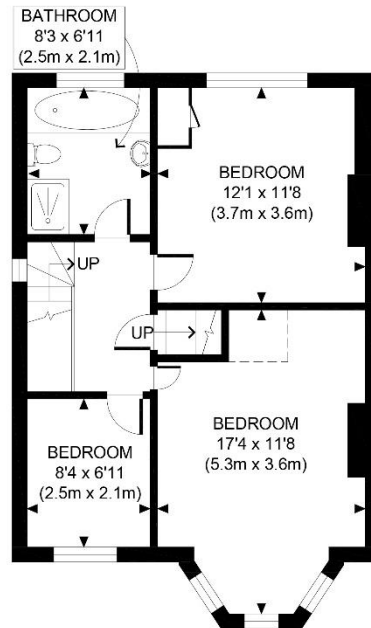
CREST ROAD, LONDON, NW2 7LY (CONTINUED)



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 640 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 187 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 513 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1461 SQ FT / 136 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1340 SQ FT / 124 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Crest Road

date 05/11/24

