

## **AVONDALE AVENUE, NEASDEN, NW2 7PA**



EPC Rating:

We are pleased to bring to the market this end of terrace 1930's built three bedroom family house which is offered for sale chain free. Benefits include:-

- Gas central heating
- Double glazed windows
- End terrace house
- Detached garage to rear of property (approached via a rear service road)
- Conservatory extension
- Gross internal floor area of 942 sq ft (87 sq m) approximately
- The property is located within a few hundred yards of multiple bus services and shops at Neasden
- The nearest Station is Neasden (Jubilee line).

**PRICE: ..... £650,000.....FREEHOLD**

**AVONDALE AVENUE, NEASDEN, NW2 7PA (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Storm Porch:** Leading to:

**Entrance Hall:** Understairs cupboard. Twin glazed doors opening into:

**Through Lounge:** 28'0" x 11'3" (8.52m x 3.43m). Double glazed bay window. Ceiling cornice. Double glazed patio doors to conservatory extension.

**Kitchen:** 9'8" x 7'7" (2.95m x 2.32m). Single drainer sink unit with mixer tap. Plumbing for washing machine. Door to conservatory extension.

**Conservatory:** 18'1" x 5'3" (5.50m x 1.61m). Door to garden.

**First Floor:**

**Bedroom 1 (front):** 15'0" x 11'4" (4.58m x 3.45m). Built-in wardrobes and dressing table. Double glazed bay window.

**Bedroom 2 (rear):** 13'0" x 10'0" (3.94m x 3.03m). Built-in wardrobes. Double glazed window. Wash hand basin.

**Bedroom 3 (front):** 9'0" x 6'6" (2.74m x 1.98m). Double glazed window.

**Bathroom/WC:** 8'0" x 7'7" (2.43m x 2.31m). Panelled bath with mixer tap and hand shower. Low level WC. Wash hand basin with mixer tap. Fully ceramic tiled walls. Cupboard with boiler and water tank.

**Landing:** Hatch to loft space (not inspected). Window to side wall.

**External Features:** Off street parking to front garden for one vehicle. Detached garage to rear of property (approached via a rear service road). Rear garden mainly lawn.

**PRICE:..... £650,000..... FREEHOLD**

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

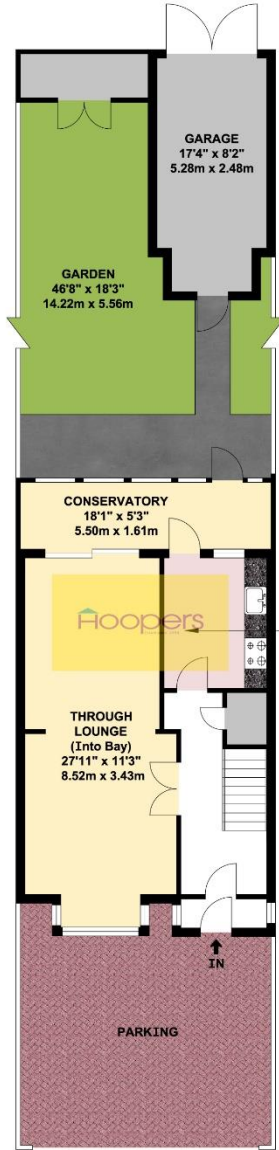
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

**AVONDALE AVENUE, NEASDEN, NW2 7PA (CONTINUED)**

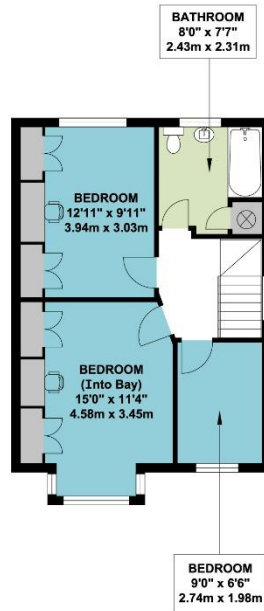


**AVONDALE AVENUE, NEASDEN, NW2 7PA (CONTINUED)**

AVONDALE AVENUE  
LONDON NW2



**GROUND FLOOR**



**FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 941.73 SQ. FT / 87.49 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 1033.87 SQ. FT / 96.05 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".