

DUNSTER DRIVE, KINGSBURY, LONDON, NW9 8EJ



EPC Rating:

We are excited to bring to the market this spacious semi-detached 1930's built three bedroom family house located on the popular 'Salmon' Estate and located at the upper end of Dunster Drive close to the junction with Glenwood Grove and Hill Drive and the property is offered for sale chain free.

The property is located within a few hundred yards of Church Road shops and bus services with the nearest Station being Wembley Park (Jubilee and Metropolitan lines). The property is situated within a few hundred yards of the lovely open spaces of Fryent Country Park. Benefits include:-

- Chain free sale
- Part double glazed windows
- Gas central heating
- Gross internal floor area of 1,121 sq ft (104 sq m) approximately
- Garage attached to the side of the property approached via its own drive-in for additional parking affording potential for extensions to the side of the premises (STPP)

PRICE:Offers in the region of £650,000.....FREEHOLD

DUNSTER DRIVE, KINGSBURY, NW9 8EJ (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Lounge (front): 14'8" x 14'0" (4.47m x 4.25m). Double glazed bay window.

Room (rear): 13'9" x 11'1" (4.20m x 3.38m). Door to garden.

Kitchen: 12'2" x 9'3" (3.71m x 2.82m). Wall mounted gas boiler. Fitted wall and base cupboards. Stainless steel sink unit. Plumbed for washing machine. Door to garden.

First Floor

Bedroom 1 (front): 14'9" x 13'6" (4.50m x 4.12m). Double glazed bay window. Feature fireplace. Built-in cupboard.

Bedroom 2 (rear): 13'9" x 11'1" (4.20m x 3.38m). Built-in wardrobes. Double glazed window.

Bedroom 3 (rear): 9'6" x 9'4" (2.89m x 2.85m). Double glazed window. Cupboard with hot water tank.

Wet Room: 6'8" x 5'3" (2.04m x 1.61m). Fully tiled walls and non-slip flooring. Walk-in shower. Pedestal wash hand basin. Double glazed window.

Separate WC: Low level WC.

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

External Features: Front and rear gardens, the rear garden measuring some 50' in length approximately. Garage located to the side of the property approached via its own drive-in for additional parking.

Council Tax: Band E.

PRICE Offers in the region of £650,000 FREEHOLD

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

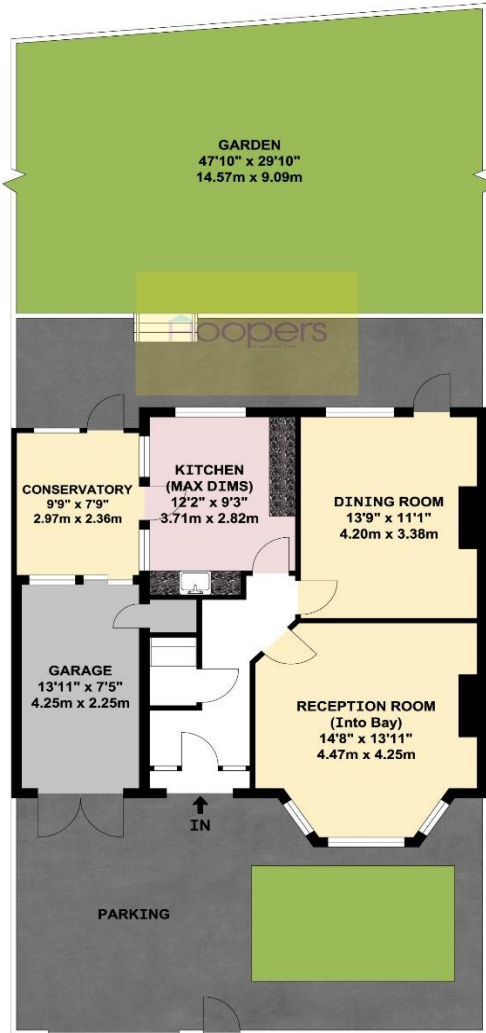
All distances mentioned to and from local amenities are approximate and based on particular routes. If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating traveling a long distance to view a property. All 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.

DUNSTER DRIVE, KINGSBURY, LONDON, NW9 8EJ (CONTINUED)

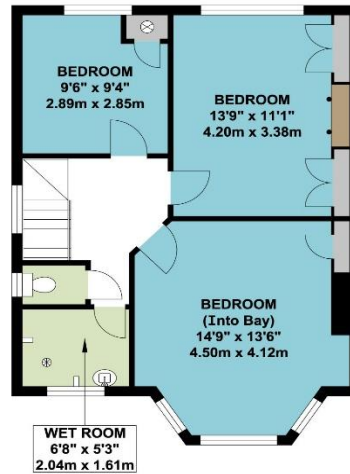


DUNSTER DRIVE, KINGSBURY, LONDON, NW9 8EJ (CONTINUED)

**DUNSTER DRIVE
LONDON NW9**



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1121.16 SQ. FT / 104.16 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE & CONSERVATORY 1304.04 SQ. FT / 121.15 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".