

CHIPSTEAD GARDENS (OFF HUMBER ROAD), NW2 6EL



EPC Rating: D

A centre terrace 1930's built house with bay window frontage and located in this residential cul-de-sac parallel to Humber Road. Benefits include:-

- Gas central heating
- Double glazed windows
- Off street parking to front of property
- 78' approximate rear garden allowing potential for a 6m rear extension (subject to planning permission)
- Gross internal floor area of 1,101 sq ft (102 sq m) approximately
- The property is located within approximately 2 miles radius of Brent Cross shopping complex.
- Brent Cross West Station (due to open in 2022) will be situated with half a mile maximum radius of the property offering trains into Farringdon in 12 minutes
- Local bus services, schools and shops are within a ¼ to ½ mile maximum radius

PRICE:£650,000.....FREEHOLD

CHIPSTEAD GARDENS (OFF HUMBER ROAD), NW2 6EL (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall:

Through Lounge: 27'5" x 11'8" (8.4m x 3.6m). Double glazed patio doors to rear garden. Double glazed bay window to front. Wood flooring.

Kitchen: 10'3" x 7'0" (3.1m x 2.1m). Ceramic tiled flooring. Fitted wall and base cupboards with work surfaces above and tiled surrounds. Plumbing for dishwasher and washing machine. Space for dryer. Stainless steel sink unit. Door to garden and open plan with:

Dining Room: 13'3" x 9'3" (4m x 2.8m). Door to:

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

First Floor:

Bedroom 1 (front): 14'2" x 11'" (4.3m x 3.4m). Double glazed bay window. Built-in wardrobes.

Bedroom 2 (rear): 12'6" x 11'6" (3.8m x 3.5m). Double glazed window. Built-in cupboard with gas boiler. Wood flooring.

Bedroom 3 (front): 10'7" x 6'10" (3.2m x 2.1m). Double glazed window. Wood flooring.

Bathroom/WC: 6'5" x 5'7" (2m x 1.7m). Panelled bath with mixer tap. Low level WC. Vanity wash hand basin with cupboard below. Ceramic tiling to floor and walls. Double glazed window.

External features: Off street parking to front garden. Rear garden some 78' in length with patio and lawn area.

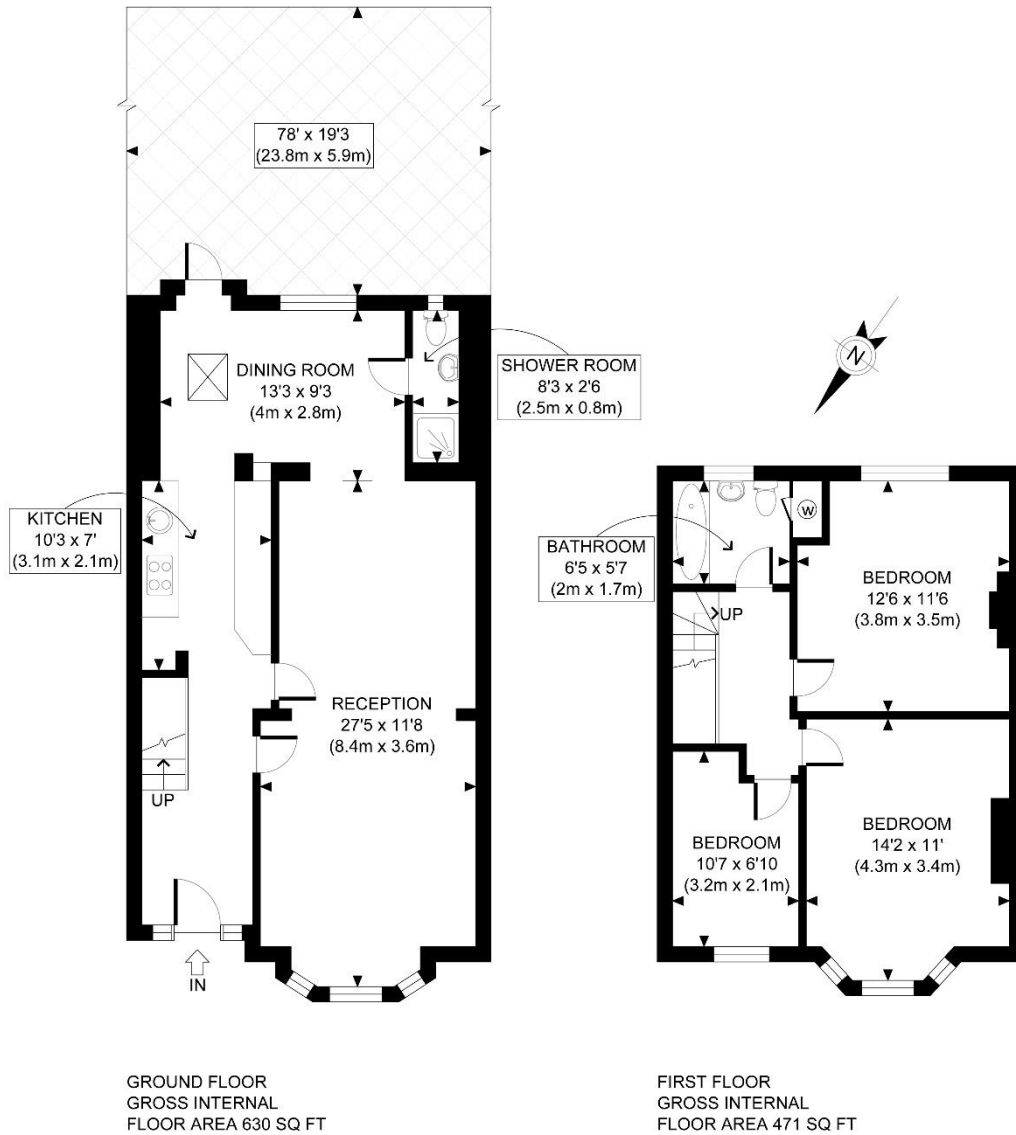
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VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

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APPROX. GROSS INTERNAL FLOOR AREA 1101 SQ FT / 102 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

Chipstead Gardens

date 01/08/22

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