

## **MEADOWBANK ROAD, KINGSBURY, NW9 8LH**



EPC Rating: C

We are pleased to be able to offer for sale this three bedroom centre terrace extended 1930's built house which offers excellent family accommodation and is presented in ready to move into condition.

The property is located just off Church Lane in a residential street and is situated within a few hundred yards of the multiple shopping and bus services at Church Lane. Benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor rear extension
- Two bathrooms (one on each floor)
- Gross internal floor area of 1,104 sq ft (103 sq m) approximately
- Off street parking
- Detached garage to rear of property
- Spacious rear reception room and larger than average kitchen
- The nearest station is Wembley Park (Metropolitan and Jubilee line trains)

**PRICE: .....£650,000.....FREEHOLD**

**MEADOWBANK ROAD, KINGSBURY, NW9 8LH (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Laminated wood flooring. Understairs cupboard.

**Lounge (front):** 14'8" x 11'5" (4.48m x 3.47m). Double glazed bay window.

**Shower Room/WC:** Pedestal wash hand basin with mixer tap. Low level WC. Shower cubicle. Ceramic tiling to floor and part tiled walls. Heated towel rail.

**Extended Rear Reception Room:** 22'2" x 11'1" (at widest) (6.71m x 3.38m). Double glazed patio doors to rear garden. Wired for wall lights.

**Kitchen:** 14'8" x 8'2" (4.46m x 2.48m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets below with work surfaces above. Ceramic tiled flooring. Cupboard with gas boiler. Double glazed door to rear garden. Stainless steel sink unit with mixer tap. Plumbing for washing machine and dishwasher and space for tumble dryer. Built-in gas hob with oven below and extractor hood above hob.

**First Floor:**

**Bedroom 1 (front):** 15'1" x 10'10" (4.60m x 3.30m). Double glazed bay window. Built-in wardrobes.

**Bedroom 2 (rear):** 12'7" x 10'0" (3.83m x 3.01m). Double glazed window. Laminated wood flooring.

**Bedroom 3 (front):** 9'1" x 6'5" (2.77m x 1.96m). Double glazed window.

**Bathroom:** 6'5" x 4'3" (1.95m x 1.30m). Panelled bath with ceramic tiled flooring. Pedestal wash hand basin. Fully tiled walls.

**Separate WC:** With fully tiled walls and flooring.

**Landing:** With built-in cupboard and hatch to loft space (not inspected).

**External Features:** Off street parking to front garden. Rear garden with detached garage, patio and lawn area.

**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.



**MEADOWBANK ROAD, KINGSBURY, NW9 8LH (CONTINUED)**

**MEADOWBANK ROAD, KINGSBURY, NW9 8LH (CONTINUED)**

**MEADOWBANK ROAD  
LONDON NW9**



**APPROX. GROSS INTERNAL FLOOR AREA 1104.27 SQ. FT / 102.59 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".