

## **TADWORTH ROAD, NEASDEN, LONDON, NW2 7UD**



### **EPC Rating:**

We are delighted to bring to the market this three/four bedroom house which is presented in an excellent condition and is offered for sale chain free. The ground floor door architraves have been adapted for wheelchair access.

Viewing is highly recommended as the property is in ready to move into condition and offers many additional features some of which are as follows:-

- Off street parking
- Loft conversion providing additional room
- Ground floor front living room currently used as a bedroom with built-in wardrobes and ensuite wet room
- Extended rear reception room open plan with kitchen/diner extension providing a large family area to the rear of the property
- Renewed roof
- Gross internal floor area of 1,249 sq ft (116 sq m) approximately
- Chain free sale
- Landscaped rear garden
- There is a large outbuilding to the rear of the property with a sink unit and built-in cupboards and separate consumer unit for electricity supply
- The property is located within a few yards of local schools and bus services at Crest Road with the nearest Station being Brent Cross West (overground trains into Kings Cross and Farringdon in 12 minutes approximately) or Neasden (Zone 3 Jubilee Line) Tube Station
- Brent Cross shopping complex and restaurants are approximately 2 miles radius
- Gladstone Park is located within a ¼ mile approximately

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

## **TADWORTH ROAD, LONDON, NW2 7UD (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor:**

**Entrance Hall:** Tiled flooring. Understairs cupboard.

**Room (front) Bedroom 4:** (Currently arranged as a bedroom). 11'6" x 11'2" (3.50m x 3.40m). Built-in wardrobes to one wall. Door to:

**Wet Room:** 11'3" x 4'5" (3.43m x 1.34m). Walk-in shower cubicle, low level WC and wash hand basin. Fully tiled walls. Non-slip flooring.

**Lounge (rear):** 11'6" x 8'8" (3.50m x 2.65m). Open plan with extension providing a large family area. Tiled flooring. Recessed built-in shelving to one wall. Roof windows. Double glazed door to garden. Open plan with:

**Kitchen/Diner:** 21'1" x 16'9" (6.42m x 5.10m). Tiled flooring. High gloss finish white wall mounted cabinets and matching base cabinets with granite worktops above. Built-in gas hob with split level double oven and extractor hood above hob. Downlights to ceiling. Plumbed for washing machine.

### **First Floor:**

**Bedroom 1 (rear):** 13'8" x 11'7" (4.17m x 3.54m). Double glazed window. Wood flooring. Built-in wardrobes to one wall and additional walk-in dressing room which has the potential to become an ensuite shower room/WC.

**Bedroom 2 (front):** 11'2" x 10'8" (3.40m x 3.25m). Double glazed window. Built-in wardrobes to two walls. Wood flooring.

**Bedroom 3 (front):** 7'7" x 7'0" (2.30m x 2.13m). Double glazed window. Wood flooring. Built-in wardrobes.

**Bathroom/WC:** 8'0" x 6'2" (2.41m x 1.87m). Corner bath with mixer tap and hand shower. Vanity wash hand basin with cupboard surround. Low level WC. Fully tiled walls and flooring.

### **Second Floor (loft conversion):**

**Room:** 18'1" x 10'6" (5.50m x 3.20m). Wood flooring and under eaves storage cupboards. Velux windows to roof slopes.

**External features:** Off street parking to front garden for one vehicle. Raised decking area to rear with steps to patio and lawn. Outbuilding with electricity supply, built-in cupboards and sink unit providing potential to be used as an office or for other purposes.

**Council Tax:** Band D.

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

### **VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' 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.



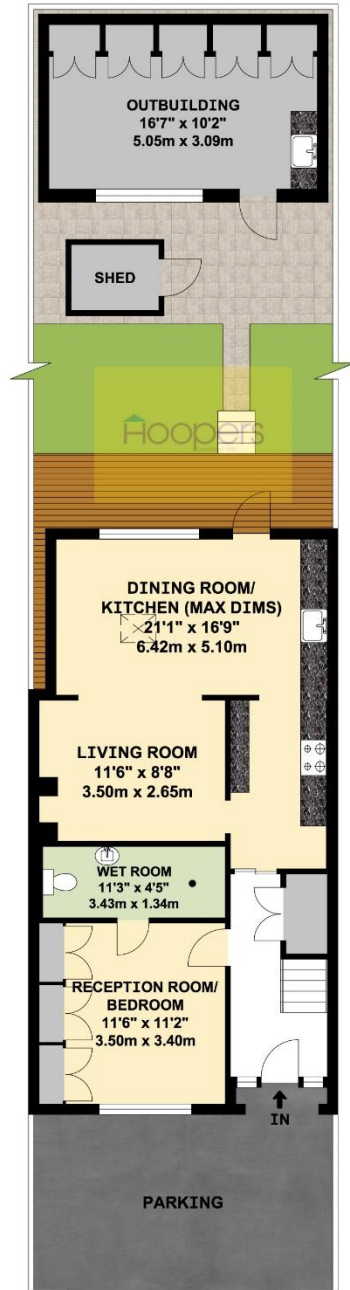
**TADWORTH ROAD, LONDON, NW2 7UD (CONTINUED)**

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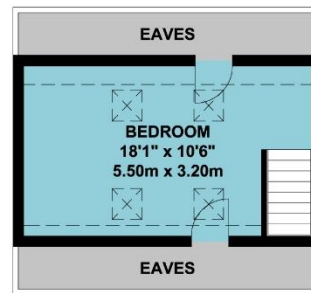
**TADWORTH ROAD  
LONDON NW2**



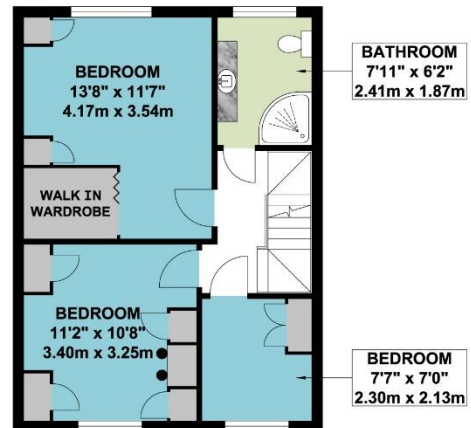
----- RESTRICTED HEAD HEIGHT



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1248.61 SQ. FT / 116.00 SQ. M**

**APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE OUTBUILDING 1420.83 SQ. FT / 132.00 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".