

ATTEWOOD AVENUE, NEASDEN, LONDON, NW10 0HB



EPC Rating: D

Words cannot describe this fabulous 1930's constructed centre terrace property which has been extended to the rear and provides lovely family accommodation and an internal inspection of the property is highly recommended to appreciate the facilities on offer

- Gas central heating
- Double glazed windows
- Off street parking
- Ground floor rear extension
- South facing rear garden
- Side pedestrian access
- Excellent ready to move into condition
- Gross internal floor area of 1,087 sq ft (101 sq m) approximately
- Local shops and bus services are available within a few hundred yards.
- The nearest station is Neasden (Jubilee Line)

PRICE:£599,950.....FREEHOLD

ATTEWOOD AVENUE, LONDON, NW10 0HB (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Entrance Hall: Wood flooring. Walk-in storage cupboard.

Shower Room: With walk-in double width shower cubicle. Wash hand basin with mixer tap and drawers below. Ceramic tiled floor and walls.

Separate WC: With low level WC with concealed cistern.

Lounge: 14'11" x 11'9" x 20'6" x 9'3" (6.25m x 3.58m x 6.025m x 2.83m). Feature ornamental gas fire built-in to one wall. Wood flooring. Double glazed French doors to rear garden.

Kitchen: 12'4" x 7'10" (3.77m x 2.38m). Slate tiled flooring. Built-in range of high gloss white finish wall cupboards and matching base cabinets with work surfaces above and tiled surrounds. Integrated appliances including gas hob with extractor hood above, split level oven and microwave above, dishwasher and washing machine. Double glazed window.

First Floor:

Bedroom 1 (rear): 13'5" x 11'9" (4.10m x 3.58m). Wood flooring. Double glazed window. Built-in wardrobes.

Bedroom 2 (rear): 11'9" x 9'5" (3.58m x 2.86m). Wood flooring. Double glazed window.

Bedroom 3 (front): 8'10" x 7'1" (2.70m x 2.15m). Wood flooring. Double glazed window.

Landing: With hatch to loft space (not inspected). Double glazed window to side wall. Built-in cupboard with gas boiler.

External features: Front garden providing off street parking for one vehicle. Side pedestrian access. South facing rear garden with paved patio, lawn and garden shed.

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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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LONDON NW10**



APPROX. GROSS INTERNAL FLOOR AREA 1086.50 SQ. FT / 100.94 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".