

BUSH GROVE, KINGSBURY, LONDON, NW9 8QS



EPC Rating:

We bring to the market this spacious semi-detached family house nestled in a residential street between Church Lane and Slough Lane and therefore affording easy access to local amenities including bus services and shops at Church Lane or Kingsbury Road. The nearest Station is Kingsbury (Jubilee Line)

Benefits include:-

- Gas central heating
- Double glazed windows
- Off street parking
- Ground floor annexe with bedroom and Wet Room.
- Conservatory extension
- Spacious kitchen
- Gross internal floor area including conservatory and loft room of 1,235 sq ft (115 sq m) approximately
- Loft conversion
- The nearest Station is Kingsbury (Jubilee Line)

PRICE: £599,000.....FREEHOLD

BUSH GROVE, KINGSBURY, LONDON, NW9 8QS (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Lobby: Tiled flooring.

Through Lounge: 20'0" x 11'3" (6.08m x 3.42m). Double glazed window to front. Sliding patio doors to:

Conservatory: 9'4" x 8'10" (2.84m x 2.70m). Tiled flooring with underfloor heating. Double glazed French doors to rear garden.

Bedroom (rear): 12'3" x 8'10" (3.74m x 2.68m). Built-in wardrobes. Double glazed window.

Wet Room: 8'4" x 6'0" (2.53m x 1.84m). Shower, low level WC and wash hand basin. Double glazed window.

Kitchen: 13'7" x 9'0" (4.15m x 2.71m). Ceramic tiled flooring. Fitted wall cupboards and matching base cupboards with work surfaces above and tiled surrounds. Stainless steel sink unit. Plumbing for washing machine and dishwasher. Downlights to ceiling. Double glazed window to front.

First Floor:

Bedroom 1 (front): 13'8" x 12'5" (4.17m x 3.78m). Double glazed window. Built-in wardrobes.

Bedroom 2 (front): 13'9" x 11'0" (4.20m x 3.34m). Built-in wardrobes. Double glazed window.

Bathroom/WC: 6'9" x 5'7" (2.05m x 1.70m). Panelled bath with mixer tap and shower attachment and shower screen. Fully tiled walls and flooring. Wash hand basin and low level WC with concealed cistern. Heated towel rail.

Bedroom 3 (front) (currently used as a Study): 8'10" x 8'0" (2.70m x 2.44m). Understairs recess area. Staircase to:

Second Floor (loft conversion):

Loft Room: 12'6" x 10'4" (3.80m x 3.14m). Velux windows.

External Features: Off street parking to front garden for two vehicles. Rear garden with patio and lawn.

Council Tax: Band D.

PRICE: £599,000 FREEHOLD

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

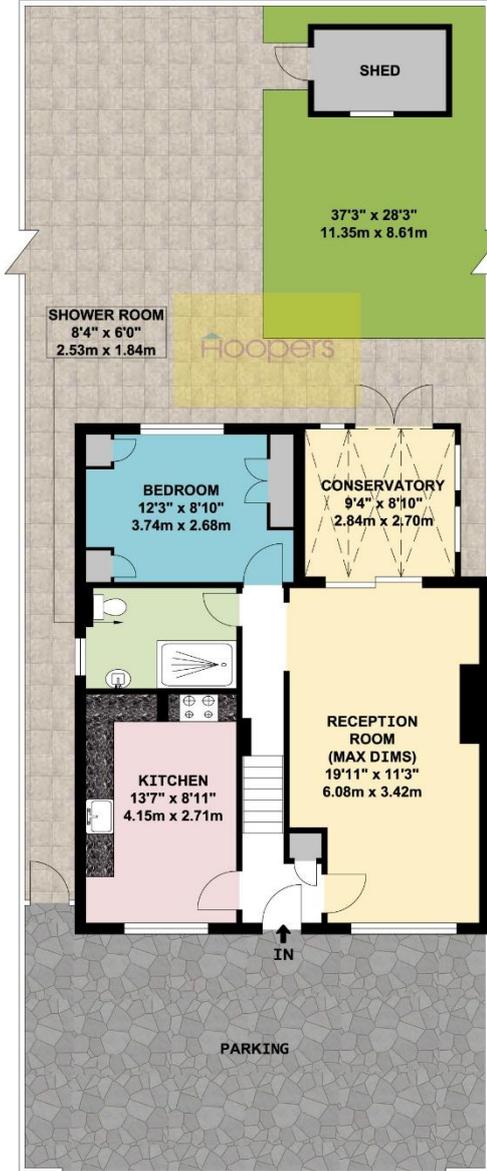
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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.

BUSH GROVE, KINGSBURY, LONDON, NW9 8QS (CONTINUED)



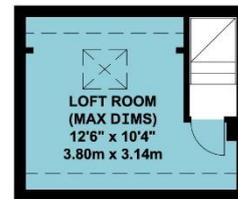
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LONDON NW9**

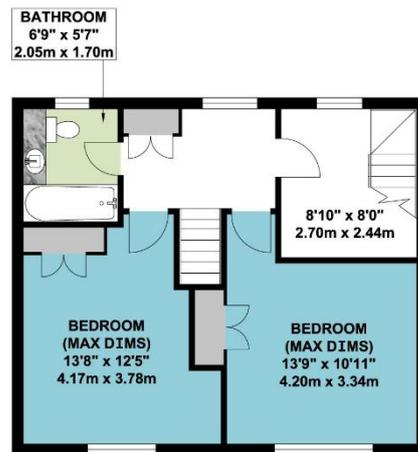


GROUND FLOOR

--- RESTRICTED HEAD HEIGHT



LOFT



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1033.87 SQ. FT / 95.55 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY & LOFT ROOM 1234.72 SQ. FT / 114.71 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".