

CAIRNFIELD AVENUE, LONDON, NW2 7PH



EPC Rating: D

We are delighted to bring to the market this beautifully presented centre terrace 1930's built house which has been extended to the loft area to provide a principal bedroom suite with ensuite bathroom.

Only an internal viewing of the property will allow a potential buyer to appreciate the condition of the house which benefits the following:-

- Ground floor large open plan kitchen/ diner
- Loft conversion
- Two bathrooms
- Ground floor guest cloakroom
- Off street parking to front of property
- Raised decking area to rear
- Outbuilding to rear garden providing home working space with electricity supply and heating/cooling facility
- Detached garage to rear of property with electricity supply (accessed from a gated rear service road)
- Gross internal floor area of 1,271 sq ft (118 sq m) approximately
- The property is located within a few hundred yards of Neasden shops and bus services with the nearest Station being Neasden (Jubilee Line)
- Brent Cross Shopping complex is approximately 3 miles

PRICE:£665,000.....FREEHOLD

CAIRNFIELD AVENUE, LONDON, NW2 7PH (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Entrance Hall: Wood flooring. Downlights to ceiling. Built-in book shelves and recessed area with washing machine and dryer.

Guest Cloakroom: Low level WC and wash hand basin. Fully tiled walls.

Lounge (front): 15'5" x 11'3" (4.7m x 3.44m). Double glazed bay window with window blind. Wood flooring. Open chimney breast.

Kitchen/Diner: 17'10" x 12'11" (5.44m x 3.93m). Wood flooring. A range of built-in wall mounted cabinets and matching base cabinets with quartz worktops above with concealed work surface lighting. Built-in 5 ring gas oven with extractor hood above. Free standing fridge/freezer. Built-in dishwasher. Double glazed French doors to garden. Downlights to ceiling.

First Floor:

Bedroom 2 (front): 15'5" x 11'0" (4.7m x 3.36m). Wood flooring. Double glazed bay window with window blind.

Bedroom 3 (rear): 13'0" x 9'9" (3.93m x 2.98m). Wood flooring. Double glazed window.

Bedroom 4 (front): 9'0" x 6'4" (2.72m x 1.93m). (Currently used as an office). Built-in benches. Wood flooring. Double glazed window with window blind.

Bathroom/WC: 7'10" x 7'7" (2.39m x 2.32m). Panelled bath with centre mixer tap with rain shower above and separate hand shower. Low level WC. Vanity wash hand basin with drawers below. Downlights to ceiling. Tiled flooring. Double glazed window.

Second Floor (loft conversion):

Principal Bedroom 1: 19'3" x 12'2" (5.87m x 3.72m). Double glazed dormer window to rear and double glazed Velux windows to front elevation. Downlights to ceiling. Under eaves storage cupboards. Door to:-

Ensuite Bathroom/WC: 8'0" x 5'7" (2.41m x 1.71m). Panelled bath with mixer tap and hand shower. Bidet with mixer tap. Low level WC. Vanity wash hand basin with mixer tap and drawers below. Double glazed window. Fully tiled walls. Downlights to ceiling. Heated towel rail.

External Features: Off street parking to front garden. Rear garden some 68' in length having a raised decking area leading to lawn. Detached home office building with electricity supply and heating/cooling facility. Detached garage to rear of property with electricity supply (accessed from a gated rear service road).

Council Tax: Band E.

<u>PRICE:</u>	<u>£665,000</u>	<u>FREEHOLD</u>
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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.

CAIRNFIELD AVENUE, LONDON, NW2 7PH (CONTINUED)

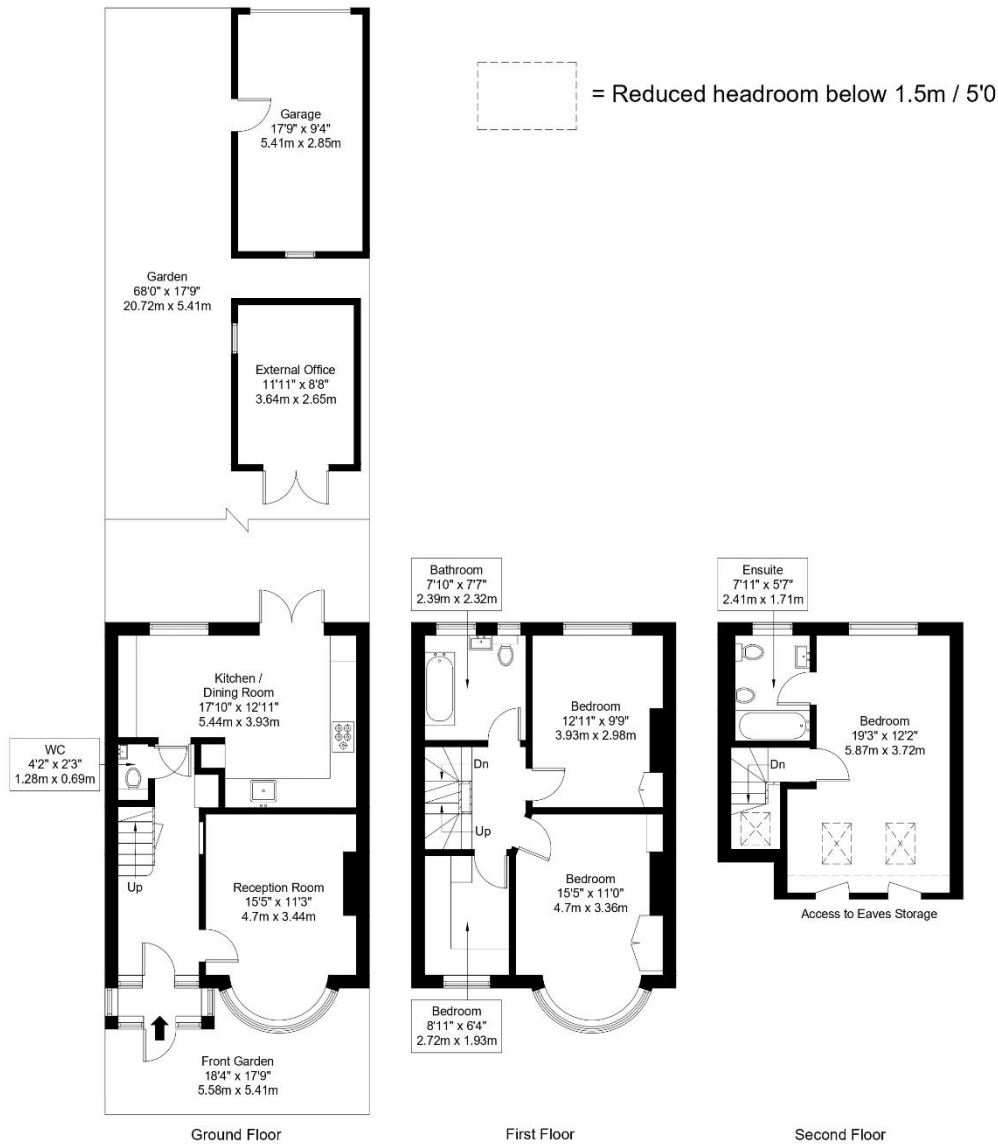
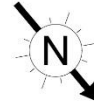
CAIRNFIELD AVENUE, LONDON, NW2 7PH (CONTINUED)**Cairnfield Avenue, NW2 7PH**

Approx Gross Internal Area = 118.1 sq m / 1271 sq ft

Restricted head height = 1.5 sq m / 16 sq ft

Garage = 15.4 sq m / 166 sq ft

Total = 135 sq m / 1453 sq ft



Ref :

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**B L E U
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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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