

## **CHURCH LANE, KINGSBURY, NW9 8JX**



EPC Rating: D

We are delighted to be able to bring to the market this extended semi-detached 1930's (Art deco) property which benefits the following:-

- Gas central heating
- Double glazed windows
- Ground floor extension providing additional recreational space and larger kitchen
- Ground floor guest cloakroom
- Garage to rear of property approached via a shared drive-in (accessed from Church Lane).
- Off street parking to front garden for at least two vehicles
- Gross internal floor area of 1,184 sq ft (110 sq m) approximately
- The property is located on a bus route and is situated within a few yards of local shops at Church Lane with the nearest Station being Wembley Park (Metropolitan and Jubilee Line trains)

**PRICE: .....£675,000.....FREEHOLD**

**CHURCH LANE, KINGSBURY, NW9 8JX (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

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

**Guest Cloakroom:** Low level WC and wash hand basin with mixer tap. Partly tiled walls and tiled flooring.

**Extended Through Lounge:** 44'8" x 11'10" widening to 17'9" at widest (13.83m x 4.04m). Tiled flooring. Double glazed bay window to front room. Built-in cupboards with granite worktop above to rear. Double glazed patio doors to rear garden.

**Kitchen:** 9'10" x 7'6" (3.00m x 2.28m). Single drainer sink unit with mixer tap. Built-in wall cupboards and matching base cabinets with granite worktops above. Plumbed for washing machine. Double glazed window to side wall. Single drainer stainless steel sink unit with mixer tap. Built-in gas hob with extractor hood above in stainless steel and split level oven.

**First Floor:**

**Bedroom 1 (front):** 14'0" x 11'5" (4.25m x 3.47m). Built-in wardrobes. Double glazed bay window.

**Bedroom 2 (rear):** 14'0" x 11'5" (4.24m x 3.47m). Built-in wardrobes. Double glazed window.

**Bedroom 3 (front):** 8'2" x 7'0" (2.49m x 2.13m). Double glazed window.

**Landing:** Hatch to loft space (not inspected).

**Bathroom:** Panelled bath with rain shower above bath and shower screen. Downlights to ceiling. Cupboard with hot water tank. Fully tiled walls. Heated towel rail. Plumbing for washing machine.

**Separate WC:** Fully tiled walls.

**External features:** Off street parking to front garden for two vehicles. Shared drive to side of property leading to garage to rear of property. Rear garden measuring 60' approximately in length with decking area and lawn.

**Council Tax:** Band E.

**PRICE: £675,000 FREEHOLD**

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

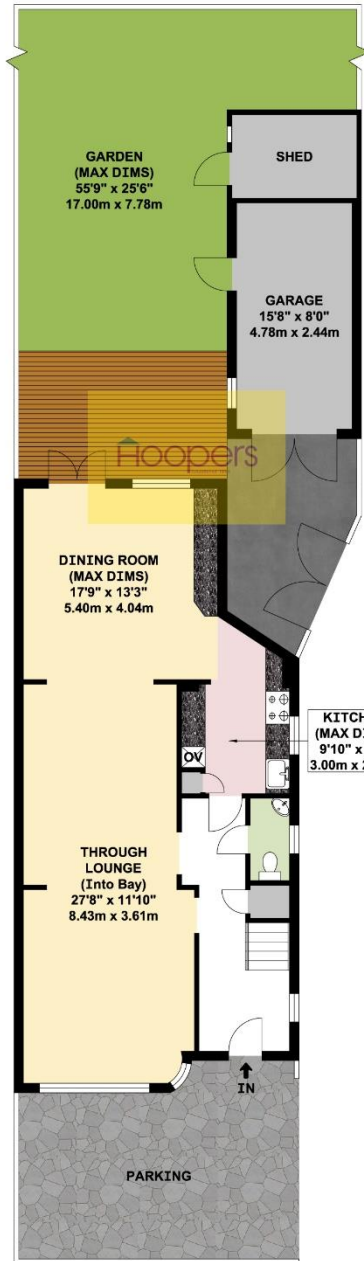
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

**CHURCH LANE, KINGSBURY, NW9 8JX (CONTINUED)**



**CHURCH LANE, KINGSBURY, NW9 8JX (CONTINUED)**

**CHURCH LANE  
LONDON NW9**



**GROUND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1183.70 SQ. FT / 109.97 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".