

## **CHIPSTEAD GARDENS, CRICKLEWOOD, NW2 6EL**



EPC Rating:

We are delighted to bring to the market this extended end terrace house originally constructed in 1930's but having been extended to the ground floor rear and loft area to provide enlarged family accommodation.

The property is situated in a no through road parallel to Humber Road and therefore is within a few hundred yards of local bus services at Coles Green Road. Brent Cross West Station (with trains into Kings Cross in approximately 15 minutes) is within 10 minutes walk approximately with Brent Cross shopping complex being a maximum of 2 miles radius. Benefits include:-

- Gas central heating
- Double glazed windows
- End terrace house
- Side pedestrian access
- Outbuilding to rear garden with electricity supply which could be used as a home office, etc.
- Rear garden some 112' in length approximately
- Loft room providing additional bedroom with ensuite shower room/WC
- Gross internal floor area including loft room of 1,285 sq ft (119 sq m) approximately
- Ground floor rear extension providing spacious kitchen/diner
- Three bathrooms
- Off street parking to front of property for one to two vehicles

**PRICE: .....Offers in excess of £700,000.....FREEHOLD**

**CHIPSTEAD GARDENS, CRICKLEWOOD, NW2 6EL (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Spacious Entrance Hall:** Tiled flooring to entrance area and wood flooring to inner hall. Understairs cupboard.

**Shower Room/WC:** Shower cubicle, low level WC and vanity wash hand basin with mixer tap. Tiling to floor.

**Inner Hall:** Tiled flooring leading to:

**Kitchen/Diner Extension:** 17'1" x 9'0" (5.21m x 2.71m). Patio doors to rear garden. Stainless steel sink unit with mixer tap. Built-in wall cupboards and matching base cabinets with work surfaces above. Built-in gas hob with oven below and extractor hood above hob. Plumbing for washing machine. Double glazed window. Ceramic tiled flooring. Open plan with:

**Through Lounge:** 27'0" x 11'2" (8.20m x 3.41m). Wood flooring. Double glazed bay window to front.

**First Floor:**

**Bedroom 1 (front):** 14'1" x 10'9" (4.28m x 3.27m). Double glazed window. Built-in wardrobes. Wood flooring.

**Bedroom 2 (rear):** 12'6" x 10'8" (3.80m x 3.25m). Double glazed window. Built-in wardrobes. Wood flooring.

**Bedroom 3 (front):** 9'2" x 6'10" (2.80m x 2.08m). Double glazed window. Wood flooring.

**Shower Room/WC:** 6'1" x 5'5" (1.85m x 1.65m). Shower cubicle, wash hand basin with mixer tap. Low level WC. Ceramic tiling to walls. Heated towel rail. Double glazed window.

**Second Floor (loft conversion):**

**Bedroom 4:** 10'6" x 7'11" (3.21m x 2.42m). Under eaves storage cupboards.

**Ensuite Shower Room/WC:** With shower cubicle, wash hand basin and low level WC.

**External features:** Off street parking to front garden. Rear garden some 112' in length with garden shed and additional outbuilding with electricity supply which could be put to many uses.

**PRICE: Offers in excess of £700,000 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.

**CHIPSTEAD GARDENS, CRICKLEWOOD, NW2 6EL (CONTINUED)**



**CHIPSTEAD ROAD, CRICKLEWOOD, NW2 6EL (CONTINUED)**

**CHIPSTEAD GARDENS  
LONDON NW2**



----- RESTRICTED HEAD HEIGHT



APPROX. GROSS INTERNAL FLOOR AREA 1106.63 SQ. FT / 102.81 SQ. M  
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE LOFT ROOM 1285.10 SQ. FT / 119.39 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".