

EYHURST CLOSE (OFF COLES GREEN ROAD), NW2 7HP



EPC Rating: D

We are pleased to be able to offer for sale this extended centre terrace house offering larger than average family accommodation for the road and the house is offered for sale chain free. Benefits include:-

- Ground floor rear extension
- Two bathrooms (one on each floor)
- Off street parking
- Chain free sale
- Gas central heating
- Double glazed windows
- Gross internal floor area of 1,130 sq ft (105 sq m) approximately
- Cul-de-sac residential location
- The property is located within 10 to 15 minutes walk of the newly opened Brent Cross West Station with Thames Link trains into Kings Cross in approximately 15 minutes.
- Local buses and shops are available within a few yards with Brent Cross Shopping complex being within 1 to 2 miles maximum radius approximately

PRICE: £640,000.....FREEHOLD

EYHURST CLOSE, (OFF COLES GREEN ROAD), LONDON, NW2 7HP (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Understairs cupboard.

Lounge (front): 14'6" x 11'7" (4.41m x 3.54m). Double glazed bay window. Wood flooring.

Dining Room (rear): 23'0" x 10'8" (3.82m x 3.25m). Wood flooring. Double glazed door to rear garden.

Kitchen: 17'4" x 7'1" (5.28m x 2.16m). Built-in wall cupboards and matching base cabinets with work surfaces above. Fully ceramic tiled walls and flooring. Stainless steel sink unit. Built-in electric hob with oven below. Window to rear.

Wet Room/WC: 6'8" x 6'4" (2.03m x 1.93m). With open shower. Low level WC. Wash hand basin. Fully tiled walls.

First Floor:

Bedroom 1 (front): 14'2" x 11'0" (4.32m x 3.36m). Double glazed bay window.

Bedroom 2 (rear): 12'6" x 11'6" (3.82m x 3.50m). Double glazed window. Built-in cupboard.

Bedroom 3 (front): 10'7" x 6'10" (3.22m x 2.08m). Double glazed window.

Bathroom/WC: 6'4" x 5'7" (1.93m x 1.70m). Pedestal wash hand basin. Low level WC. Panelled bath with mixer tap. Fully tiled walls. Wood flooring. Double glazed window.

Landing: Hatch to loft space (not inspected).

External Features: Off street parking to front garden for one vehicle. Rear garden some 49' long with large outbuilding to rear.

PRICE:**£640,000****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.

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