

**COLES GREEN ROAD, CRICKLEWOOD, LONDON, NW2 7JH**



**EPC Rating:**

We are delighted to be able to bring to the market for sale this vacant four bedroom centre terrace property offering spacious accommodation for a larger family or potentially for buy-to-let purposes.

The property is presented in ready to move into condition and is situated close to the junction with Humber Road and Oxgate Lane. Benefits include:-

- Chain free sale
- Four bedrooms
- Spacious open plan family room to rear incorporating kitchen.
- Off street parking to front garden
- Gross internal floor area of 1,178 sq ft (109 sq m) approximately
- Outbuilding to rear garden
- There is access to the garden via an alleyway
- Local schools are within a few hundred yards at Crest Road and Dollis Hill Lane
- The lovely 80 acres of Gladstone Park are within a few hundred yards
- The property is located within two miles approximately of Brent Cross Shopping complex and is within a 15 minutes walk approximately of the recently opened Brent Cross West Station with trains into Kings Cross in approximately 15 minutes

**PRICE: .....£600,000.....FREEHOLD**

**COLES GREEN ROAD, LONDON, NW2 7JH (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

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

**Lounge (front):** 14'1" x 11'6" (4.30m x 3.51m). Double glazed bay window. Wood flooring.

**'L' shaped Family Room (rear):** 12'6" x 10'6" (3.80m x 3.21m) x 9'3" x 7'1" (2.83m x 2.15m). Double glazed patio doors from rear room to garden. Ceramic tiled flooring. **Kitchen:** Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Plumbed for washing machine and dishwasher. Sink unit. Double glazed window. Cupboard with gas boiler.

**First Floor:**

**Bedroom 1 (front):** 14'3" x 10'11" (4.34m x 3.34m). Double glazed bay window. Wood laminate flooring.

**Bedroom 2 (rear):** 12'6" x 11'4" (3.80m x 3.45m). Double glazed window. Wood laminate flooring.

**Bedroom 3 (front):** 10'5" x 7'0" (3.18m x 2.12m). Double glazed window.

**Bathroom/WC:** 6'6" x 5'10" (1.97m x 1.77m). White suite of panelled bath, pedestal wash hand basin and low level WC. Tiling to floor and walls.

**Second Floor (loft conversion):**

**Bedroom 4:** 14'5" x 12'9" (4.40m x 3.89m). Under eaves storage area. Velux window to front and dormer window to rear.

**External features:** Off street parking to front garden for one vehicle. Rear garden 26' long with paved area and outbuilding measuring 14'7" x 8'2" (4.45m x 2.48m).

**PRICE: £600,000 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.

**COLES GREEN ROAD, LONDON, NW2 7JH (CONTINUED)**

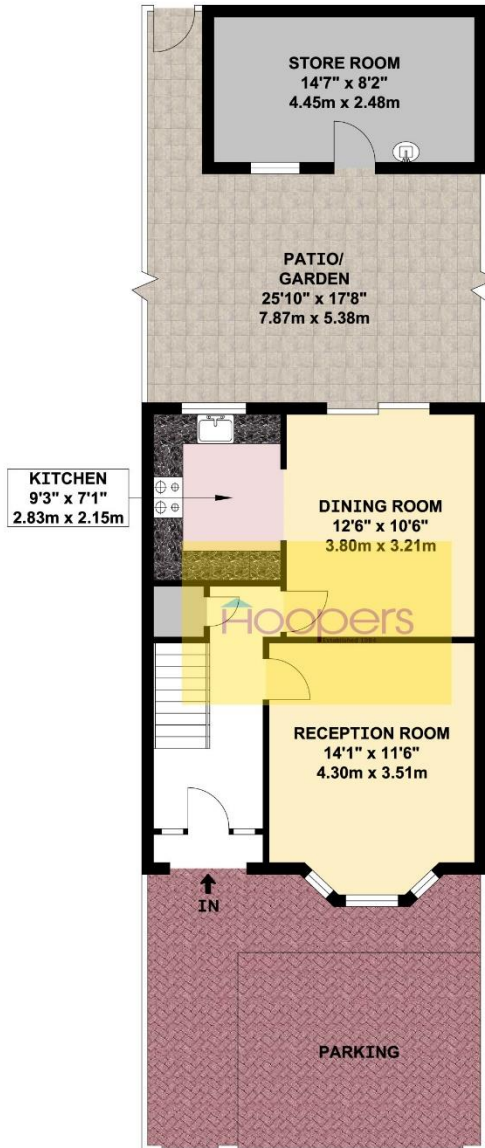


**COLES GREEN ROAD, LONDON, NW2 7JH (CONTINUED)**

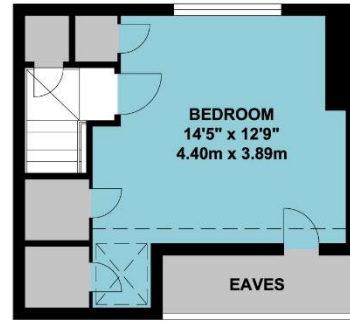
COLES GREEN ROAD  
LONDON NW2



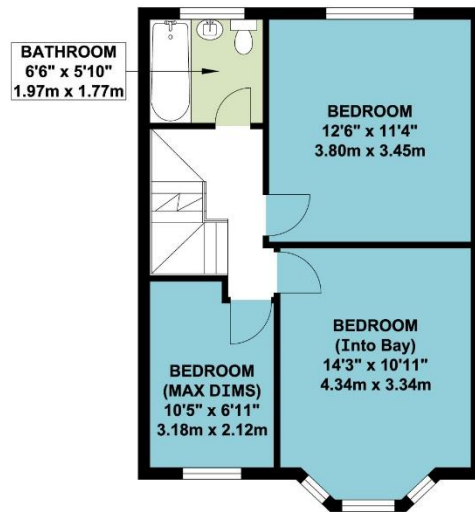
--- RESTRICTED HEAD HEIGHT



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1177.57 SQ. FT / 109.40 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".