

## **MALLARD WAY, KINGSBURY, NW9 8JJ**



EPC Rating: D

We are pleased to be able to offer as sole agents this fabulous well presented four bedroom semi-detached house situated on the ever popular Salmon Estate occupying a corner position at the junction of Mallard Way with Allington Crescent.

The property must be seen internally to appreciate the space on offer and the condition in which the house is presented. There is potential to further extend the property as planning permission has been granted for a side and rear double extension if desired. Benefits include:-

- Gas central heating
- Double glazed windows
- Spacious open plan family room/kitchen
- Chain free sale
- Loft conversion providing an additional bedroom with ensuite shower room/WC
- Off street parking for two vehicles to front of property with gates leading to additional potential off street parking to side of property
- Landscaped rear garden with covered seating areas
- Office outbuilding to rear, enclosed Hot Tub and two additional storage buildings one with electric roller shutter door ideal for storing a motorbike.
- Ground floor rear extension
- Planning permission to further extend granted January 2022
- Local shops are available within a few yards at Church Lane
- The property is situated within a short distance of the Lycee International School at Wembley Park
- Gross internal floor area of 1,611 sq ft (150 sq m) approximately
- The nearest Stations are Wembley Park or Kingsbury (Metropolitan and Jubilee Line trains).
- Brent Cross shopping complex is approximately 3 miles radius

**PRICE: ..... £985,000.....FREEHOLD**

**MALLARD WAY, KINGSBURY, NW9 8JJ (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Storm Porch:** Leading to:

**Entrance Hall:** Parquet flooring. Understairs cupboards, one with plumbing for washing machine.

**Lounge (front):** 15'5" x 11'10" (4.7m x 3.6m). Wood flooring. Double glazed leaded bay window. Feature electric fire.

**Kitchen/Diner (rear):** 24'3" x 13'6" (7.4m x 4.1m). **Kitchen:** Fitted with a range of matt white J pull cabinets with matching base cabinets and drawer units with Zenith composite worktops. Integrated appliances including 2 Neff ovens, microwave, dishwasher and fridge/freezer. Oak laminate flooring throughout. Double glazed leaded bay window. Door to:

**Extension:** 17'6" x 10'3" (5.3m x 3.1m). With underfloor heating and laminated flooring. Double glazed French doors to garden. Double aspect double glazed windows.

**First Floor:**

**Bedroom 1 (side):** 15'5" x 11'1" (4.7m x 3.4m). Double glazed leaded bay window. Recessed downlights. Sharp built-in wardrobes to one wall with sliding mirror fronted doors. Door to:

**Ensuite Shower Room/WC:** Low level WC. Wash hand basin with mixer tap. Shower cubicle. Fully ceramic tiled walls and flooring. Heated towel rail. Downlights to ceiling.

**Bedroom 2 (front):** 15'1" x 13'6" (4.6m x 4.1m). Leaded double glazed window. Built-in Sharp wardrobes to two walls.

**Bedroom 4 (front):** 10'1" x 7'0" (3.1m x 2.1m). Double glazed Oriel window.

**Bathroom/WC:** 10'2" x 6'1" (3.1m x 1.9m). Panelled bath with mixer tap and rain shower above bath. Low level WC with concealed cistern. Integrated mirror above vanity wash hand basin with cupboards below basin and additional cupboard to the side housing a hot water cylinder. Additional shelving to one wall with integrated mirror behind. Heated towel rail. Double glazed leaded window.

**Second Floor (loft conversion):**

**Bedroom 3:** 14'4" x 12'6" (4.4m x 3.8m). Double glazed dormer window. Downlights to ceiling. Under eaves storage cupboard. Door to:

**Ensuite Shower Room/WC:** Shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Ceramic tiled flooring. Partly tiled walls. Downlights to ceiling. Velux windows. Under eaves storage cupboard.

**External features:** Off street parking to front garden for two cars. Gates to side of property leading to potential parking area with two outbuildings, one having an automatic electric roller shutter door and electricity supply suitable for storage of bicycles, motorbike, etc., the other being a garden shed suitable for storage of garden furniture and tools, etc.

**Garden Office Building:** With oak laminate flooring, double glazed window and French doors, fully insulated, recessed lighting, two covered seating areas, decking area and additional enclosed area housing Hot Tub.

**PRICE: £985,000 FREEHOLD**

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

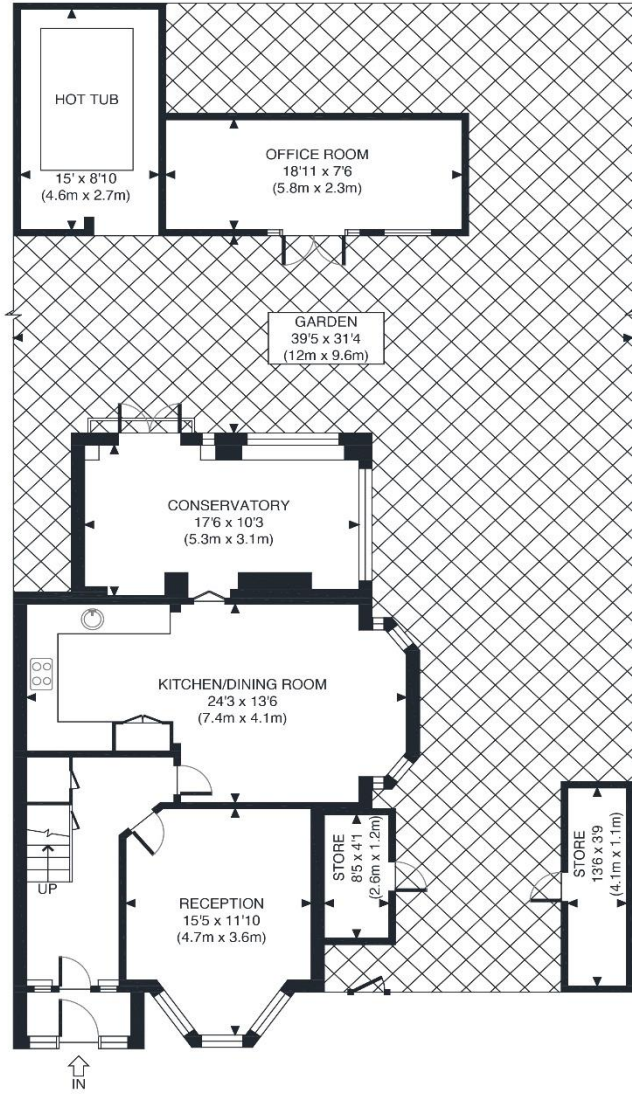
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

**MALLARD WAY, KINGSBURY, NW9 8JJ (CONTINUED)**

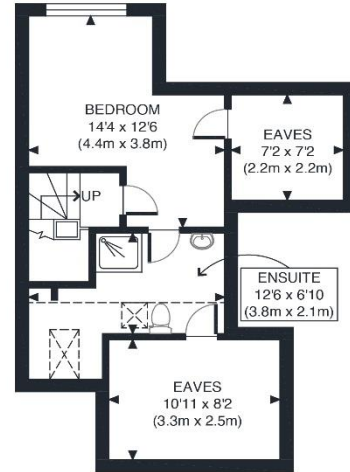




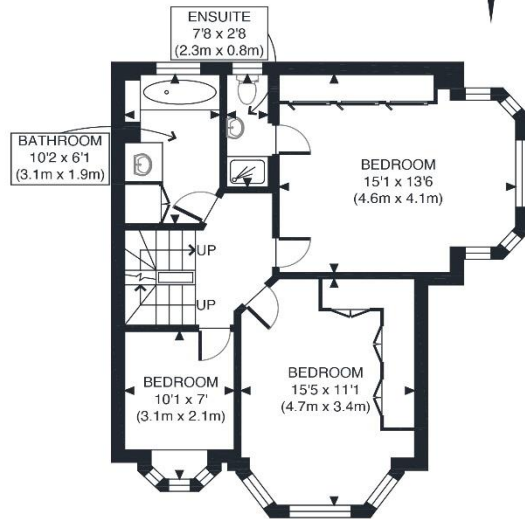
**MALLARD WAY, KINGSBURY, NW9 8JJ (CONTINUED)**



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 770 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH EAVES 408 SQ FT  
FLOOR AREA WITHOUT EAVES 260 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 581 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES/OUTHOUSE/STORE 2195 SQ FT / 204 SQM	Mallard Way
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES/OUTHOUSE/STORE 1611 SQ FT / 150 SQM	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.	
While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	
	date 06/07/23
	<b>photoplan</b>