

ASHCOMBE PARK, LONDON, NW2 7QU



EPC Rating: D

A rare opportunity to purchase a well presented extended end of terrace 1930's built house in this desirable residential street off Cairnfield Avenue and this particular property has additional benefits many houses in the road do not have.

The property is located within a few hundred yards of local bus services and shops at Neasden with the nearest Station being Neasden (Jubilee Line). Benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor rear extension providing an enlarged kitchen/diner and rear reception room
- Ground floor guest cloakroom
- Potential for further development to loft space and side of property (subject to planning permission)
- Chain free sale
- Detached double garage to rear of property (approached via a rear service road)
- End terrace house
- Gross internal floor area of 1,208 sq ft (112 sq m) approximately
- 41' long rear garden

PRICE: £699,950.....FREEHOLD

ASHCOMBE PARK, LONDON, NW2 7QU (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Under-stairs cupboard.

Lounge (front): 15'4" x 11'7" (4.67m x 3.52m). Double glazed bay window.

Guest Cloakroom: With low level WC and wash hand basin.

Reception Room (rear): 25'7" x 10'0" (7.81m x 3.06m). Patio doors to garden.

Dining Room: 9'11" x 7'10" (3.01m x 2.38m). Open plan with:-

Kitchen: 11'2" x 9'8" (3.40m x 2.94m). Fitted wall and base cabinets with work surfaces above and tiled surrounds. Built-in gas hob and split level oven. Sink unit with mixer tap. Plumbing for dishwasher. Double glazed windows and double glazed door to garden.

First Floor:

Bedroom 1 (front): 15'6" x 11'9" (4.73m x 3.57m). Double glazed bay window. Built-in wardrobes to one wall.

Bedroom 2 (rear): 13'6" x 11'9" (4.12m x 3.57m). Built-in wardrobes to one wall. Double glazed window.

Bedroom 3 (front): 9'0" x 6'6" (2.75m x 1.99m). Double glazed window.

Bathroom: 6'6" x 6'1" (1.98m x 1.86m). Panelled bath with shower attachment above. Vanity wash hand basin with cupboard below. Storage cupboard. Double glazed window.

Separate WC: Low level WC and wash hand basin.

Landing: Hatch to loft space (not inspected).

External features: Front and rear gardens, the rear garden measuring some 41' in length with paved patio and lawn. Detached garage 20'9" x 15'10" (6.32m x 4.83m) to rear of property (approached via a rear service road).

PRICE: £699,950 FREEHOLD

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

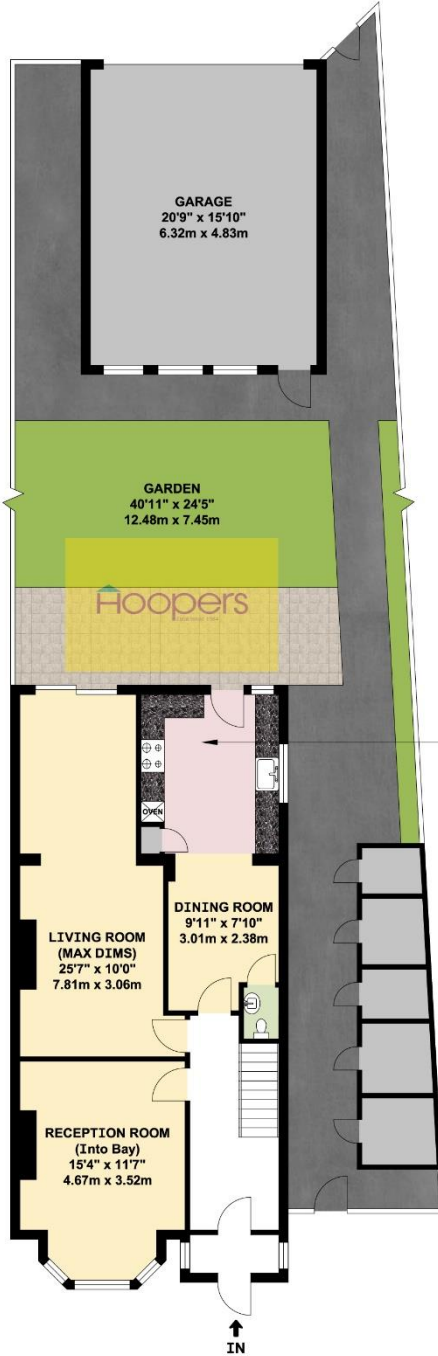
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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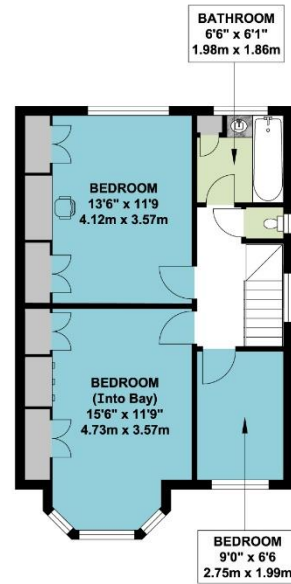


ASHCOMBE PARK, LONDON, NW2 7QU (CONTINUED)

**ASHCOMBE PARK
LONDON NW2**



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1208.35 SQ. FT / 112.26 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".