

SHEPHERDS WALK, (OFF BROOK ROAD), LONDON, NW2 7BS



EPC Rating:

We are pleased to be able to offer for sale a well presented terraced house constructed by Costain Homes circa 1988 and offering modern built ready to move into accommodation.

Shepherds Walk is located just off Brook Road within a few hundred yards of local bus services and schools at Crest Road with local shops being available at Coles Green Road and further afield at Neasden Shopping Centre. Benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor guest cloakroom
- Two bathrooms (one ensuite to main bedroom)
- Off street parking
- Cavity wall construction
- Gross internal floor area of 830 sq ft (77 sq m) approximately
- Brent Cross Shopping complex is approximately 2 miles radius
- The newly opened Brent Cross West Station with trains into Kings Cross in approximately 15 minutes is within 10 to 15 minutes walk.
- The nearest Tube Station is Neasden (Jubilee Line)

PRICE:£650,000.....FREEHOLD

SHEPHERDS WALK, (OFF BROOK ROAD), LONDON, NW2 7BS (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Vestibule: Ceramic tiled flooring.

Guest Cloakroom: With WC, wash hand basin and tiled flooring.

Through Lounge: 26'9" x 14'5" (at widest) (8.15m x 4.40m). Tiled flooring. Understairs storage cupboard. Double glazed double aspect windows. Door to:

Kitchen: 12'0" x 6'0" (3.65m x 1.83m). Ceramic tiled flooring. Built-in gas hob with oven below and extractor hood above hob. Plumbed for washing machine and dishwasher. Wall mounted gas boiler. Built-in matching wall cupboards and base cabinets with work surfaces above and tiled surrounds. Double glazed door to garden.

First Floor:

Landing: With airing cupboard.

Bedroom 1 (front): 16'9" x 8'5" (5.10m x 2.56m). Double glazed window. Built-in mirror fronted wardrobes. Door to:-

Ensuite Shower Room/WC: With shower cubicle, low level WC and wash hand basin. Partly tiled walls. Heated towel rail.

Bedroom 2 (rear): 9'9" x 8'4" (2.98m x 2.54m). Double glazed window. Hatch to loft space.

Bedroom 3 (front): 10'0" x 6'1" (3.04m x 1.85m). Built-in cupboard. Double glazed window.

Bathroom/WC: 6'6" x 6'1" (1.98m x 1.85m). Panelled bath with mixer tap and shower above and shower screen. Pedestal wash hand basin. Low level WC. Fully tiled walls. Double glazed window.

External features: Off street parking to front. Rear garden measuring some 53' in length being split level with lawn area and steps down to lower level with two garden sheds.

PRICE: **£650,000** **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.

SHEPHERDS WALK, (OFF BROOK ROAD), LONDON, NW2 7BS (CONTINUED)



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LONDON NW2**



APPROX. GROSS INTERNAL FLOOR AREA 830.22 SQ. FT / 77.13 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".