

## TANFIELD AVENUE, NEASDEN, LONDON, NW2 7RT



EPC Rating: D

We are pleased to be able to bring to the market this rarely available house being one of the larger type houses on Tanfield Avenue with the benefit of a garage to the side of the property approached via its own drive-in for additional parking and having the potential for a two storey side extension (STPP) together with a south facing rear garden in excess of 100' therefore affording the opportunity for a six metre extension to the rear (STPP).

Most of the houses in Tanfield Avenue have shared drives and we anticipate that this house will be snapped up very quickly and therefore viewing is highly recommended. Benefits include:-

- Chain free sale
- Gas central heating
- Double glazed windows
- Original two storey bay windows to front and rear elevations
- Garage to side of property affording space for extensions
- South facing 100'+ rear garden
- Gross internal floor area of 1,117 sq ft (104 sq m) approximately.
- Loft conversion providing additional bedroom
- The property is situated within a few hundred yards of local shops at Neasden with the nearest Station being Neasden (Jubilee Line). At least three bus services stop outside the door.
- Local schools can be found within a few hundred yards
- Brent Cross Shopping complex is approximately 2 to 3 miles radius

**PRICE: ..... £775,000.....FREEHOLD**

**TANFIELD AVENUE, LONDON, NW2 7RT (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:****Entrance Hall:**

**Understairs Guest Cloakroom:** Low level WC and wash hand basin.

**Through Lounge:** 29'7" x 14'5" (9.03m x 4.40m). Double glazed bay window to front and double glazed bay to rear with French doors to rear garden.

**Kitchen:** 9'9" x 8'10" (2.96m x 2.68m). Fitted with a range of built-in cupboards. Door to garden. Wall mounted gas boiler. Sink unit.

**First Floor:**

**Bedroom 1 (front):** 15'0" x 13'0" (4.55m x 3.96m). Built-in wardrobes. Double glazed bay window.

**Bedroom 2 (rear):** 12'1" x 11'9" (3.68m x 3.58m). Built-in cupboard. Double glazed window.

**Bedroom 3 (front):** 8'0" x 7'6" (2.41m x 2.28m). Double glazed window.

**Bathroom:** 8'5" x 7'3" (2.57 x 2.20m). Panelled bath and wash hand basin. Heated towel rail. Tiled walls and flooring. Storage cupboard.

**Separate WC:** Low level WC.

**Landing:** Staircase to:

**Second Floor: (loft conversion):**

**Bedroom 4 (front):** 18'0" x 13'3" (5.46m x 4.05m).

**External Features:** Off street parking via own drive-in for at least one vehicle in front of garage. Front and rear gardens, the rear garden having a southerly aspect some 114' in length.

**Council Tax:** Band E.

**PRICE: £775,000 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.

**TANFIELD AVENUE, LONDON, NW2 7RT (CONTINUED)**

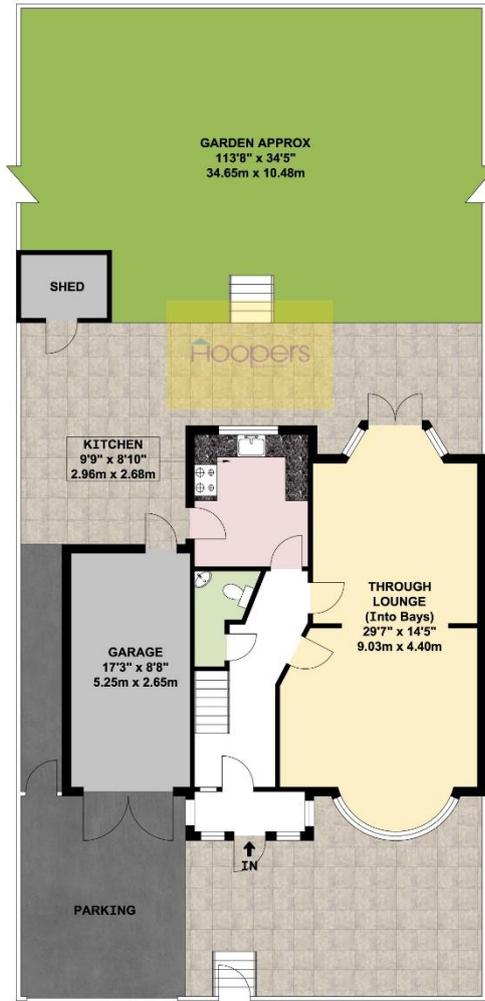


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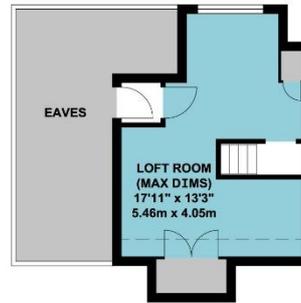
**TANFIELD AVENUE  
LONDON NW2**



--- RESTRICTED HEAD HEIGHT



**GROUND FLOOR**



**LOFT**



**FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 1116.64 SQ. FT / 103.74 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE LOFT ROOM & GARAGE 1488.97 SQ. FT / 138.33 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".