

TANFIELD AVENUE, LONDON, NW2 7SB



EPC Rating: D

We are delighted to bring to the market this extended 1930's built four bedroom semi-detached house which has recently been redecorated and improved to provide ready to move into family accommodation.

The property is situated in this central position towards the Neasden end of Tanfield Avenue and is therefore within a few hundred yards of local shops and with bus services in Tanfield Avenue.

The nearest Station is Neasden (Jubilee Line) which is approximately 15 minutes average walk.
Benefits include:-

- Gas central heating
- Double glazed windows
- Loft conversion providing additional bedroom
- 70' approximate rear garden
- Shared drive to side of property leading to gates accessing a further driveway for off street parking and detached garage to rear garden
- Chain free sale
- Two bathrooms
- Brent Cross shopping complex is approximately 3 miles radius
- The 80 Acres of Gladstone Park are within ten minutes walk approximately
- Gross internal floor area of 1,426 sq ft (132 sq m) approximately.

PRICE: £775,000.....FREEHOLD

TANFIELD AVENUE, LONDON, NW2 7SB (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Entrance Hall: Wood flooring. Understairs cupboard.

Lounge (front): 16'8" x 12'6" (5.08m x 3.82m). Double glazed window. Fireplace. Wood flooring.

Extended Dining Room (rear): 22'2" x 11'0" (6.69m x 3.35m). Wood flooring. Coving to ceiling. French doors to rear garden.

Kitchen: 9'1" x 7'5" (2.78m x 2.25m). Built-in gas hob with oven below and extractor hood above hob. Fitted matching wall cabinets and matching base cabinets with work surfaces above and tiled surrounds. Stainless steel sink unit. Open plan with:

Utility Area: 8'6" x 8'3" (2.58m x 2.52m). Plumbing for washing machine. Tiled flooring. Double glazed door to garden. Window to side wall.

Shower Room/WC: 4'7" x 4'0" (1.40m x 1.21m). Shower cubicle. Low level WC. Wash hand basin.

First Floor:

Bedroom 1 (front): 17'0" x 11'0" (5.18m x 3.36m). Built-in cupboard. Wood flooring. Double glazed bay window.

Bedroom 2 (rear): 12'8" x 10'0" (3.85m x 3.05m). Double glazed window.

Bedroom 3 (rear): 9'2" x 8'8" (2.80m x 2.64m). Double glazed window. Shelved cupboard.

Bathroom: 7'4" x 5'8" (2.24m x 1.73m). Panelled bath with shower above and shower screen. Vanity wash hand basin with mixer tap. Fully tiled walls and flooring. Heated towel rail. Double glazed window.

Separate WC: Low level WC. Partly tiled walls and tiled flooring.

Second Floor (loft conversion):

Bedroom 4: 15'3" x 14'1" (4.66m x 4.30m). Double glazed window with view over Wembley Stadium.

External Features: Detached garage to rear garden with additional parking approached via a shared drive-in accessed from Tanfield Avenue. Front and rear gardens, the rear garden having a decking area with steps down to lower level.

Council Tax: Band E.

PRICE: **£775,000** **LEASEHOLD**

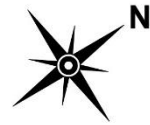
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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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LONDON NW2**



APPROX. GROSS INTERNAL FLOOR AREA 1425.68 SQ. FT / 132.45 SQ. M
APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1601.02 SQ. FT / 148.74 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".