

BIRCHEN GROVE, LONDON, NW9 8SA



EPC Rating: C

A rare opportunity to purchase a spacious semi-detached 1930's built house in this popular residential no through road off Blackbird Hill and the property is offered for sale chain free.

Only an inspection of the property will allow a potential purchaser to appreciate the size of the plot on which this property is built as the property has a rear garden of approx. 141' and has a garage located to the side of the property approached via its own drive-in and there is ample space for further extensions (subject to any necessary Local Authority consents). Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Garage attached to the side of the property approached via a shared drive-in providing parking for at least two vehicles.
- Gross internal floor area of 1,014 sq ft (94 sq m) approximately
- Rear garden approximately 141' in length
- The property is located within a few yards of local bus services and shops at Blackbird Hill with the nearest station being Wembley Park (Metropolitan and Jubilee Line trains)

PRICE:£675,000.....FREEHOLD

BIRCHEN GROVE, LONDON, NW9 8SA (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Picture rail. Understairs meter/storage cupboard.

Reception Room (front): 16'2" x 12'0" (4.94m x 3.62m). Double glazed bay window. Picture rail.

Dining Room (rear): 13'0" x 11'5" (3.95m x 3.47m). Double glazed rear aspect window. Picture rail.

Kitchen: 9'9" x 6'11" (2.98m x 2.11m). Double glazed rear aspect window. Single drainer sink unit with mixer tap and cupboard below. Fitted wall and base units with work surfaces above. Gas cooker point with extractor hood above hob. Plumbing for washing machine. Wall mounted boiler. Fully tiled walls and tiled flooring. Double glazed door to garden.

Conservatory: 16'0" x 5'11" (4.88m x 1.80m).

First Floor:

Landing: Double glazed side aspect window.

Bedroom 1 (front): 16'7" x 11'9" (5.05m x 3.58m). Double glazed bay window.

Bedroom 2 (rear): 13'1" x 10'8" (4.00m x 3.24m). Double glazed rear aspect window. Built-in cupboard.

Bedroom 3 (front): 8'6" x 6'9" (2.60m x 2.06m). Double glazed front aspect window.

Bathroom: 7'6" x 4'11" (2.28m x 1.50m). Frosted double glazed rear aspect window. Panel bath with mixer tap and shower attachment. Vanity sink unit with cupboard below. Airing cupboard housing hot water cylinder. Part tiled walls and tiled flooring. Heated towel rail. Access to loft (not inspected).

Separate WC: Frosted rear aspect window. WC.

External Features: Rear garden some 141' in length part block paved, mainly laid to lawn. Garage to side of property approached via a shared drive-in providing parking for at least two vehicles.

Council Tax: Band E.

<u>PRICE:</u>	<u>£675,000</u>	<u>FREEHOLD</u>
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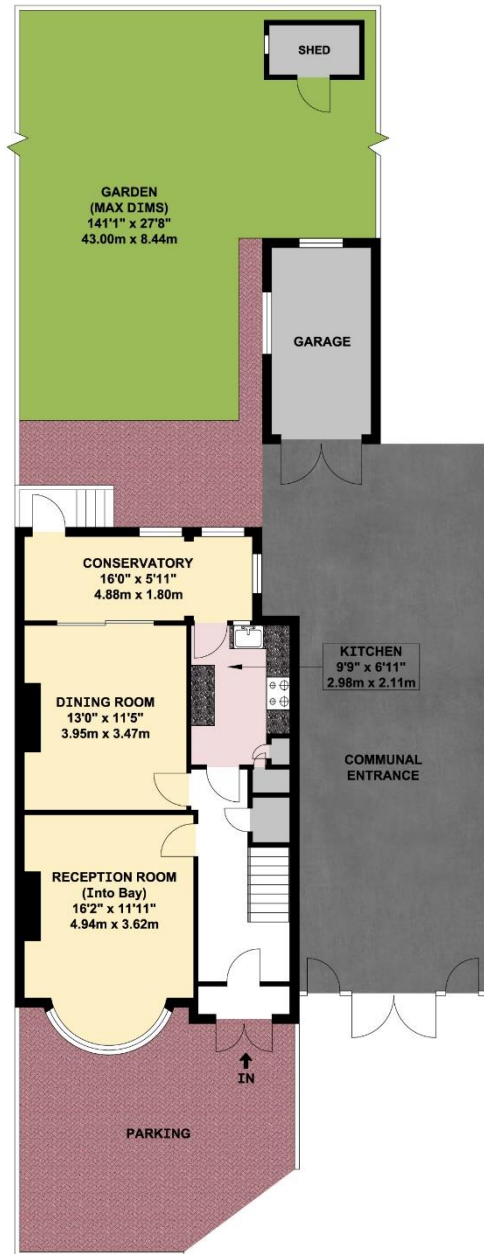
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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 NW9



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1014.39 SQ. FT / 94.24 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 1108.89 SQ. FT / 103.02 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".