

## **VILLAGE WAY, NEASDEN, LONDON, NW10 0LN**



EPC Rating: E

We are delighted to bring to the market this end of terrace property which has been in current ownership for approximately 40 years and the property affords an ideal opportunity for an incoming buyer to leave their own stamp on the house. Benefits include:-

- Gas central heating
- Double glazed windows
- Garage space to the side of property which could be used to convert into additional accommodation (STPP)
- 80' rear garden having a southerly aspect
- Chain free sale
- Ideal first time buyer property
- Gross internal floor area of 894 sq ft (83 sq m) approximately
- The property is located within half a mile approximately of Neasden's many retail outlets and is approximately ¾ mile from Neasden (Jubilee line) Tube Station

**PRICE: £575,000.....FREEHOLD**

## **VILLAGE WAY, NEASDEN, LONDON, NW10 0LN (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor:**

**Entrance Hall:** Wood laminate flooring. Understairs cupboard.

**Lounge (front):** 13'9" x 11'8" (4.20m x 3.55m). Double glazed bay window. Feature fireplace.

**Dining Room (rear):** 11'10" x 11'8" (3.60m x 3.55m). Double glazed door to rear garden.

**Kitchen:** 7'7" x 6'2" (2.31m x 1.89m). Double glazed door to rear garden. Plumbed for washing machine. Wall mounted gas boiler. Fitted wall cupboard and matching base cabinets with work surfaces above. Recess for fridge/freezer.

### **First Floor:**

**Bedroom 1 (front):** 14'3" x 11'0" (4.34m x 3.32m). Built-in wardrobes. Double glazed bay window. Wood laminate flooring.

**Bedroom 2 (rear):** 11'10" x 11'9" (3.60m x 3.57m). Double glazed window. Wash hand basin.

**Bedroom 3 (front):** 7'8" x 7'0" (2.33m x 2.13m). Double glazed window.

**Bathroom/WC:** 8'2" x 6'3" (2.48m x 1.90m). Panelled bath with mixer tap and shower above. Pedestal wash hand basin. Low level WC. Double glazed window. Partly tiled walls. Cupboard with hot water tank.

**Landing:** Window to side wall. Hatch to loft space (not inspected).

**External features:** Garage space to side of property approached via its own drive-in for additional parking. This area could be used to extend the house further (STPP). Rear garden some 80' mainly lawn and having a southerly aspect.

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| <b><u>PRICE:</u></b> | <b><u>£575,000</u></b> | <b><u>FREEHOLD</u></b> |
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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 NW10**

