

WARREN ROAD, NEASDEN, LONDON, NW2 7LH



EPC Rating: C

We are excited to bring to the market this well presented extended 1930's built three bedroom family house and situated in the popular Brentwater Area and close to Crest Road schools and bus services and being within few hundred yards of local shops at the Ox & Gate. The nearest Stations are Brent Cross West (Thameslink trains into London) or Neasden (Jubilee Line) trains. Benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor extension providing spacious 'L' shaped kitchen/diner
- Off street parking to front of property for two vehicles
- Gross internal floor area of 1,061 sq ft (99 sq m) approximately
- Brent Cross Shopping complex is approximately 2 miles radius

PRICE:Offers in the region of £600,000.....FREEHOLD

WARREN ROAD, LONDON, NW2 7LH (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Reception Room (front): 11'7" x 11'2" (3.53m x 3.41m). Double glazed window.

Room (rear): 13'7" x 11'7" (4.15m x 3.52m). Open plan with:

Kitchen/Diner: 19'9" x 16'10" (6.01m x 5.14m). Window overlooking rear garden. 'L' shaped with original kitchen. Fitted with a range of wall and base cabinets and work surfaces above and tiled surrounds. Cupboard with gas boiler. Stainless steel sink unit with mixer tap. Built-in gas hob with oven below and extractor hood above hob. Integrated washing machine. Door to rear garden.

First Floor

Bedroom 1 (rear): 13'7" x 11'8" (4.15m x 3.56m). Double glazed window. Built-in wardrobes to one wall.

Bedroom 2 (front): 11'3" x 10'6" (3.42m x 3.21m). Double glazed window.

Bedroom 3 (front): 7'9" x 7'1" (2.37m x 2.15m). Double glazed window.

Bathroom/WC: 7'10" x 6'0" (2.40m x 1.80m). Panelled bath with mixer tap and hand shower above and shower screen. Low level WC. Wash hand basin. Fully tiled walls and flooring. Double glazed window.

Landing: Hatch to loft space (not inspected).

External Features: Front garden providing off street parking for two vehicles. Rear garden measuring some 39' approximately in length with garden shed.

Council Tax: Band D.

PRICE: Offers in the region of £600,000 FREEHOLD

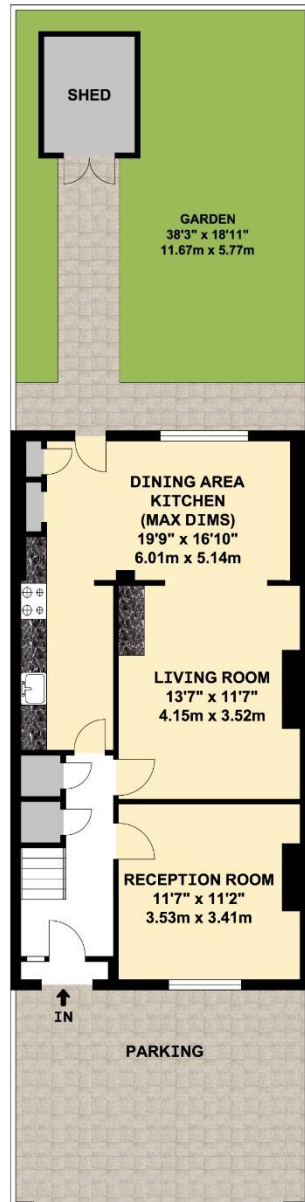
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' AGENTS, HOOPERS, AS ABOVE.

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.

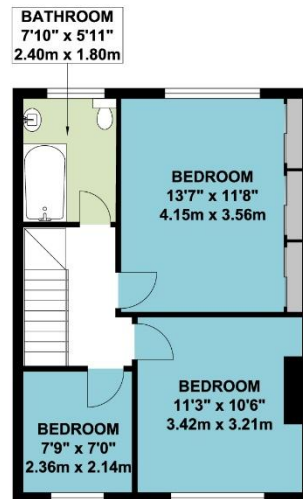
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WARREN ROAD LONDON NW2



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1060.67 SQ. FT / 98.54 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".