

SPRINGFIELD MOUNT, KINGSBURY, NW9 0SL



EPC Rating:

A rare opportunity to purchase a semi-detached three-bedroom house located in this desirable residential road off the Edgware Road (A5) with its multiple shopping and bus services with the nearest station being Colindale (Northern Line). The property benefits from a garage with shared drive and is offered chain free.

Benefits include:-

- Semi detached
- Three bedrooms
- Gas central heating
- Double glazed windows
- Popular residential location
- Chain free sale
- Garage shared drive
- Off street parking
- The nearest Station is Colindale (Northern Line)
- Gross internal floor area of 872 sq ft (81 sq m) approximately

PRICE:£575,000.....FREEHOLD

SPRINGFIELD MOUNT, KINGSBURY, NW9 0SL (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs meter/storage cupboard.

Reception (front): 13'0" x 11'2" (3.97m x 3.40m). Double glazed bay window. Feature fireplace. Picture rail.

Dining Area (rear): 13'5" x 10'8" (4.09m x 3.24m). Feature fireplace. Dado rail. Double glazed patio doors to rear garden.

Kitchen: 9'9" x 5'11" (2.96m x 1.80m). Double glazed side aspect window. Single drainer sink unit with cupboards below. Fitted wall and base units with work surfaces above. Gas hob with oven below and extractor hood above hob. Plumbing for washing machine. Part tiled walls and tiled flooring. Frosted double glazed door to rear garden.

First Floor:

Landing: Frosted double glazed side aspect window. Access to loft (not inspected).

Bedroom 1 (front): 16'2" x 10'8" (4.94m x 3.26m). Double glazed bay window. Tiled character fireplace.

Bedroom 2 (rear): 10'11" x 10'7" (3.34m x 3.23m). Double glazed rear aspect window. Two built-in cupboards (one housing boiler).

Bedroom 3 (front): 9'11" x 6'0" (3.02m x 1.82m). Double glazed front aspect window.

Bathroom/WC: 6'0" x 5'11" (1.83m x 1.81m). Frosted double glazed side aspect window. Panelled bath with mixer tap and shower attachment with shower curtain and rail. Low level WC. Pedestal wash hand basin. Part tiled walls.

External features: Front garden with flowers and shrubs. Rear garden part crazy paved and part lawn. Garage to rear of property approached via shared driveway.

PRICE: **£575,000** **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.

SPRINGFIELD MOUNT, KINGSBURY, NW9 0SL (CONTINUED)



SPRINGFIELD MOUNT, KINGSBURY, NW9 0SL (CONTINUED)**SPRINGFIELD MOUNT
LONDON NW9**

APPROX. GROSS INTERNAL FLOOR AREA 871.87 SQ. FT / 81.00 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".