

BALLARDS ROAD, NEASDEN, NW2 7UG



EPC Rating: C

We are pleased to be able to offer for sale this beautifully presented and extended centre terrace four bedroom 1930's built house in the popular Brentwater area and viewing is highly recommended to appreciate the size and condition of the property. Benefits include :-

- Ground floor rear extensions
- Full loft conversion with dormer window and en-suite shower room/WC
- Off-street parking
- 3 bathrooms
- Gas central heating
- Double glazed windows
- Outbuilding to rear garden with electricity supply
- The property is located within a few yards of local schools and bus services at Crest Road, with local shops being available within a few hundred yards at The Ox & Gate.
- Brent Cross shopping complex is approximately 2 miles
- The nearest station is Brent Cross West, with overground trains into London in approximately 15 minutes.

PRICE:£725,000.....FREEHOLD

BALLARDS ROAD, NEASDEN, NW2 7UG (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard. Wood flooring.

Reception Room (front): 11'6" x 11'3" (3.51m x 3.44m). Wood flooring. Double glazed window. Downlights to ceiling. Feature fireplace.

Living Room (rear): 17'7" x 13'4" (5.37m x 4.07m). Wood flooring. Downlights to ceiling. Air conditioning unit. Open plan with:-

Dining Room: 10'10" x 9'7" (3.30m x 2.92m). Roof window. Open plan with:

Kitchen Diner Extension: 15'4" x 7'8" (4.68m x 2.33m). Tiled flooring. Stainless steel sink unit. Partly tiled walls. Built-in gas hob. Split-level oven and microwave. Integrated dishwasher and washing machine. Downlights to ceiling. French doors to rear garden.

Shower Room/WC: 9'7" x 4'4" (2.92 x 1.32m). Tiled flooring and walls. Shower cubicle. Low level WC and wash hand basin. Heated towel rail. Wall mounted gas boiler.

First Floor:

Bedroom 2 (rear): 13'5" x 11'7" (4.09m x 3.52m). Wood flooring. Built-in wardrobes. Double glazed window. Downlights to ceiling.

Bedroom 3 (front): 11'3" x 10'6" (3.44m x 3.19m). Built-in wardrobes. Double glazed window. Downlights to ceiling. Wood flooring.

Bedroom 4 (front): 7'7" x 7'1" (2.30m x 2.15m). Double glazed window. Wood flooring. Downlights to ceiling.

Bathroom/WC: 7'10" x 5'11" (2.40m x 1.81m). 3-piece white suite of panelled bath with shower attachment and shower screen. Low level WC. Pedestal wash handbasin with mixer tap. Fully tiled walls and flooring. Double glazed window. Heated towel rail.

Second Floor (Loft Conversion):

Bedroom 1: 18'6" x 17'1" (5.64 m x 5.20m). Double glazed dormer window to rear. Velux windows to front. Under eaves storage cupboards. Door to:-

Kitchenette: 5'9" x 4'0" (1.76m x 1.21m). Sink unit and fitted cupboards. Door to:-

En-suite Shower Room/WC: Shower cubicle with electric shower. Pedestal wash hand basin. Low level WC. Fully tiled walls. Heated towel rail.

NB: Loft conversion is effectively a studio apartment at present.

External Features: Off street parking to front garden. Rear garden some 45' long with covered patio and steps to lawn area. Outbuilding with electricity supply.

Council Tax: Band D.

PRICE: **£725,000** **FREEHOLD**

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 1504.90 SQ. FT / 139.81 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE OUTBUILDING 1661.73 SQ. FT / 154.38 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".