

ATTEWOOD AVENUE, NEASDEN, LONDON, NW10 0HB



EPC Rating: D

Presenting for sale this well maintained extended 1930's constructed centre terrace family house and benefiting from the following:-

- Gas central heating
- Double glazed windows
- Off street parking
- Ground floor rear extension
- Side pedestrian access
- Large living area incorporating lounge and dining area with direct access to rear garden
- Ready to move into condition
- 3 good sized bedrooms
- Gross internal floor area of 1,053 sq ft (98 sq m) approximately
- South facing rear garden measuring 48' approximately
- The property is situated with a few yards of Welsh Harp park with boating lake, greenery and a country feel
- The nearest station is Neasden (Jubilee Line)
- Local bus services and shops are within a few hundred yards at Neasden
- Brent Cross shopping complex is approximately 2-3 miles radius

PRICE:Offers in excess of £600,000.....FREEHOLD

ATTEWOOD AVENUE, LONDON, NW10 0HB (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs storage cupboard.

Lounge (rear): 15'0" x 12'0" (4.6m x 3.6m). Open plan with **Dining Area:** 20'4" x 9'6" (6.2m x 2.9m). Wood flooring. Feature ornamental gas fire built-in to one wall. Double glazed French doors to rear garden. Downlights to ceiling. Roof windows. Open plan with:

Kitchen: 12'8" x 7'11" (3.9m x 2.4m). Fitted matching eye level gloss finish white wall mounted cabinets and base cabinets with work surfaces above and tiled surrounds with worksurface lighting. Stainless steel sink unit with mixer tap. Built-in hob with extractor hood above and split level oven and microwave. Integrated dishwasher. Space for washing machine and fridge/freezer. Tiled flooring. Double glazed window.

Shower Room: 6'7" x 5'0" (2.0m x 1.5m). Shower cubicle. Wash hand basin with drawers below. Tiling to floor and walls. Window to front.

Separate WC: Low level WC.

First Floor:

Bedroom 1 (rear): 13'9" x 12'0" (4.2m x 3.7m). Wood flooring. Double glazed window. Built-in wardrobes.

Bedroom 2 (rear): 12'0" x 9'6" (3.7m x 2.9m). Wood flooring. Double glazed window.

Bedroom 3 (front): 9'0" x 7'3" (2.7m x 2.2m). Wood flooring. Double glazed window.

Landing: With hatch to loft space (not inspected). Double glazed window to side wall. Built-in storage cupboard

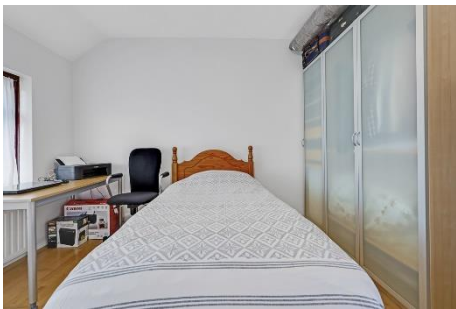
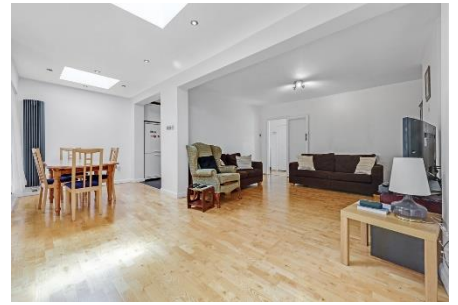
External Features: Off street parking to front for one vehicle with potential for further off street parking. Side pedestrian access. South facing rear garden measuring some 48' with paved patio, lawn and garden shed.

Council Tax: Band D.

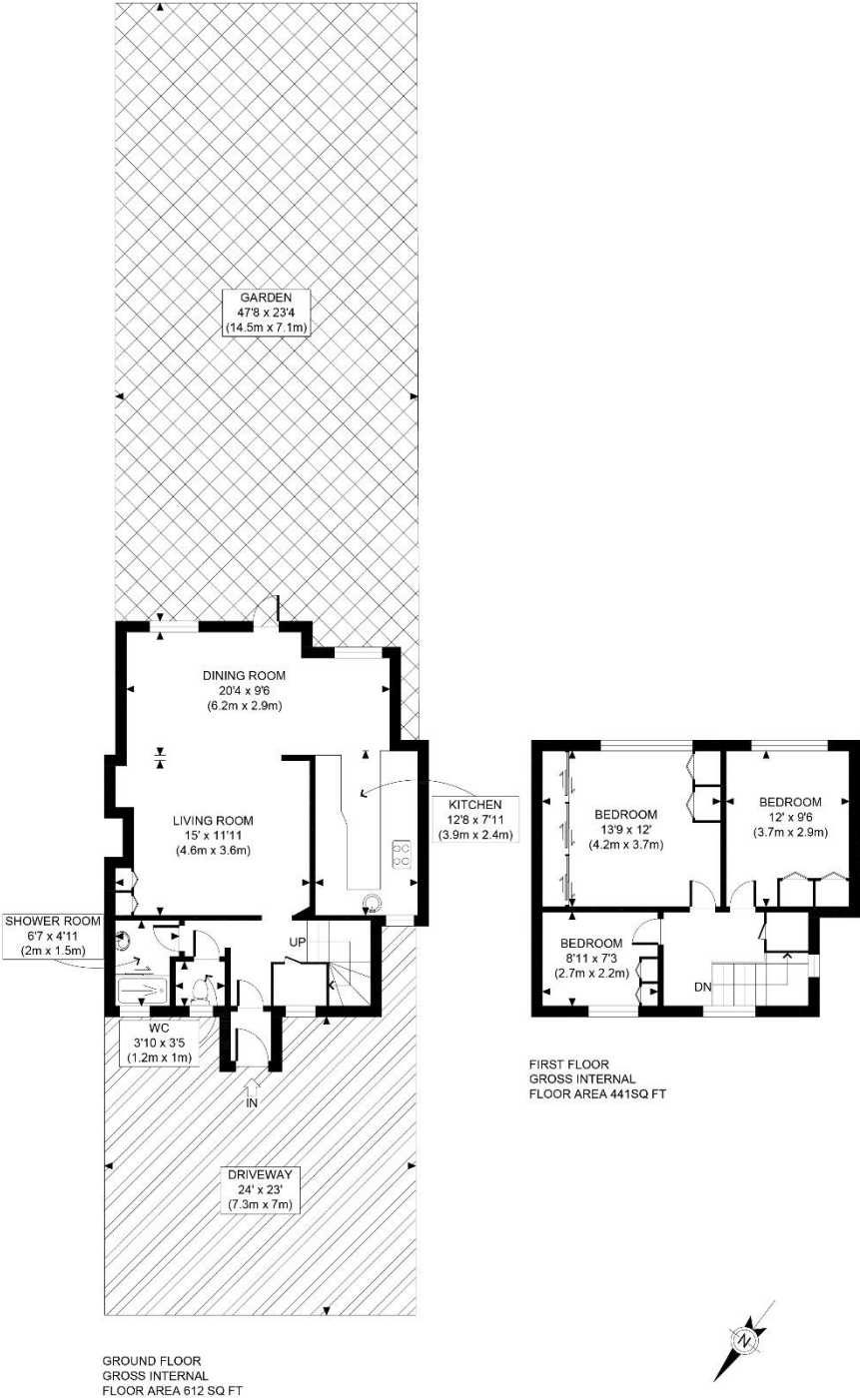
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VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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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APPROX. GROSS INTERNAL FLOOR AREA 1053 SQ FT / 98 SQM	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	
ATTEWOOD AV	date 01/08/25
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