

ANNESLEY CLOSE, (ABOYNE ROAD), NEASDEN, NW10 OES



EPC Rating: D

We are privileged to bring to the market this beautifully presented semi-detached 1930's built house offering a discerning buyer ready to move into modern accommodation with additional benefits and features not often found in a house locally and viewing is highly recommended of the interior of the property to appreciate the wow factor that this house offers.

Situated in a residential cul-de-sac off Aboyne Road this property is well placed for easy access to local bus services and shops at Neasden with the nearest Station being Neasden (Jubilee Line). Brent Cross shopping area is approximately 2 miles radius. The property is situated within a few hundred yards of the magnificent open space of the Welsh Harp with its rural feel and boating lake. The property benefits a large hot tub spa bath to the rear garden with gazebo and large outbuilding to rear suitable for storage facilities.

- A large spa bath to the rear garden with gazebo
- Large outbuilding to rear suitable for storage facilities
- Off street parking for two vehicles to front of the property
- Barbeque area with built-in ovens to rear garden
- Granny annexe extension providing studio and ensuite shower room/WC and separate door to street and access to rear garden
- Gross internal floor area including conservatory of 1,187 sq ft (110 sq m) approximately

PRICE:Offers in excess of £675,000.....FREEHOLD

ANNESLEY CLOSE, (ABOYNE ROAD), NEASDEN, NW10 0ES (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Lobby:

Lounge (front): 18'8" x 12'6" (5.70m x 3.81m). Double glazed window to front. Built-in cupboards and shelves to two walls. Wood flooring. Central heating radiators with covers. Open plan with:

Dining Room/(Conservatory): 14'4" x 11'1" (4.37m x 3.37m). A bright and airy room with French double glazed doors to rear garden.

Kitchen: 12'2" x 11'2" (3.70m x 3.40m). Fitted with a range of eye level wall mounted cupboards and matching base cabinets with Corian worktops above. Built-in range cooker. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Downlights to ceiling. Wood flooring. Archway to:

Extension Room: 19'1" x 6'1" (5.81m x 1.86m). Providing Granny Annexe/Office with access to rear garden and front of house. Roof light.

Ensuite Shower Room/WC: Shower cubicle, wash hand basin and low level WC. Roof light.

First Floor:

Bedroom 1 (rear): 12'5" x 11'0" (3.79m x 3.36m). Built-in mirror fronted wardrobes. Built-in shelving and drawers. Double glazed window overlooking rear garden. Concealed radiator. Wood flooring. Downlights to ceiling.

Bedroom 2 (rear): 11'0" x 9'9" (3.36m x 2.97m). Wood flooring. Downlights to ceiling. Window blinds. Built-in mirror fronted wardrobes.

Bedroom 3 (front): 9'6" x 7'6" (2.90m x 2.28m). Double glazed window. Wood flooring.

Shower Room/WC: 7'5" x 5'7" (2.27m x 1.70m) Walk-in shower cubicle. Low level WC. Vanity wash hand basin with drawers below and mixer tap. Tiling flooring and walls. Downlights to ceiling. Mirror fronted bathroom cabinet. Heated towel rail.

Landing: Hatch to loft space (not inspected). Built-in shelved cupboard. Wood flooring.

External Features: Off street parking to front garden for one to two vehicles. Rear garden measuring 73' with large decking area and lawn. Outbuilding to rear providing storage facilities. Barbeque area with built-in ovens. Hob tub with gazebo surround.

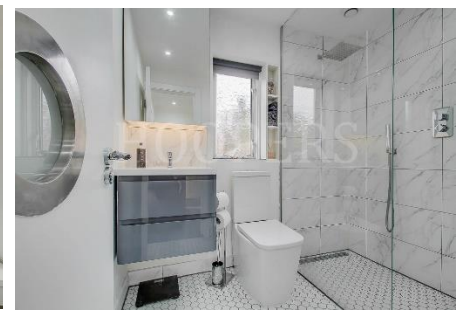
Council Tax: Band D.

PRICE: Offers in excess of £675,000 FREEHOLD

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

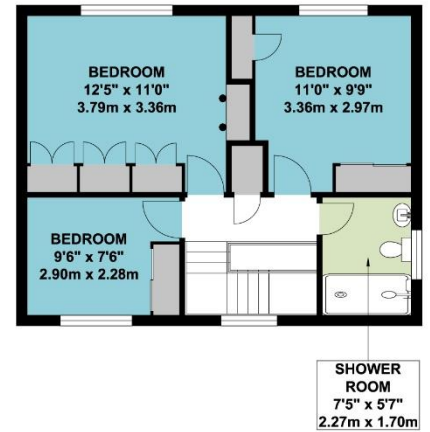
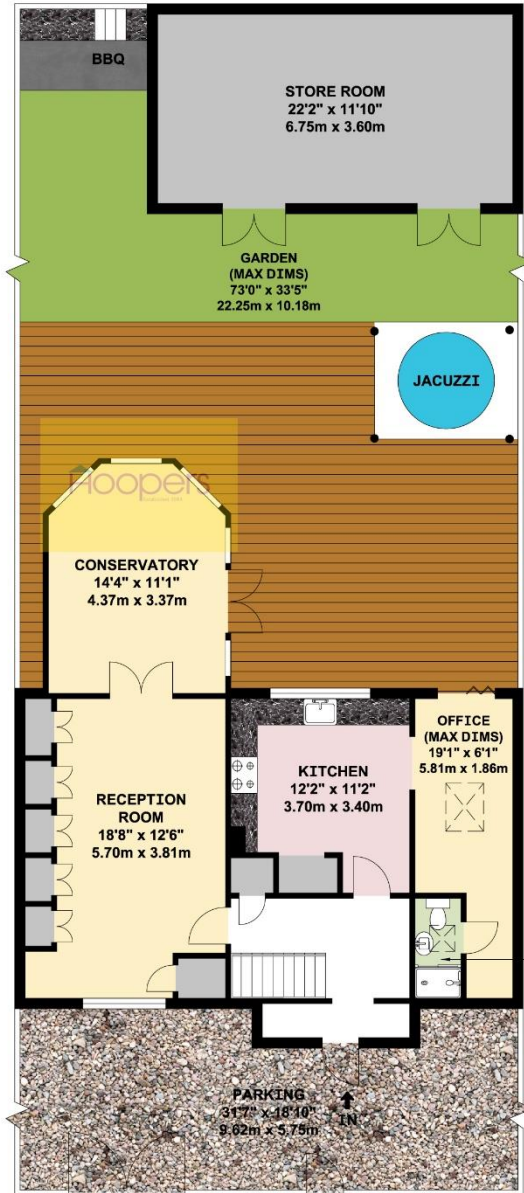
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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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**ANNESLEY CLOSE
LONDON NW2**



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1039.68 SQ. FT / 96.59 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 1187.47 SQ. FT / 110.32 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".