

## **BALNACRAIG AVENUE, NEASDEN, NW10 1TE**



EPC Rating: D

We are delighted to bring to the market a very spacious extended semi-detached corner house located at the junction of Balnacraig Avenue with Midstrath Road and parallel to Ballogie Avenue.

The property comprises 5 bedrooms, bathroom and two WC's to the first floor and large extended through lounge, kitchen/diner and granny annexe to ground floor. This property is suitable for a large family as a home to live in or alternatively as a possible multiple occupancy let for an investor (subject to any necessary local authority approval).

The property is located within a few hundred yards of Neasden (Jubilee Line) Tube Station and local shopping facilities at Neasden. Benefits include:-

- Gas central heating
- Double glazed windows
- Spacious kitchen/diner
- Extended through lounge measuring some 39' long
- Breakfast room/study to ground floor
- Semi-detached corner house
- Granny annexe comprising bedroom and ensuite bathroom/WC
- Off street parking to front of property
- Detached garage to rear of property (accessed from Midstrath Road)
- Gross internal floor area of 1,690 sq ft (157 sq m) approximately

**PRICE: ..... £775,000.....FREEHOLD**

**BALNACRAIG AVENUE, NEASDEN, NW10 1TE (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Storm Porch:** Leading to:

**Entrance Hall:** Built-in cupboards.

**Extended Through Lounge:** 38'2" x 12'5" (11.88m x 3.78m). Double glazed bay window to front room. Patio doors from rear area to garden. Door to:

**Kitchen/Diner (rear):** 15'2" x 9'2" (4.63m x 2.80m). Fitted with a range of eye level wall mounted grey cabinets and matching grey base cabinets with work surfaces above and tiled surrounds. Built-in gas hob with oven below and extractor hood above hob. Space/plumbing for washing machine. Space for fridge/freezer. Cupboard with gas boiler. Sink unit. Double glazed door to:

**Breakfast Room/Utility Room:** 9'1" x 7'7" (2.78m x 2.30m). With access to kitchen/diner and entrance hall.

**Granny Annexe:**

**Bedroom 1 (front):** 19'9" x 7'8" (5.10m x 2.33m). Double glazed window. Door to:

**Ensuite Bathroom/WC:** 7'7" x 7'5" (2.30m x 2.27m). Panelled bath. Low level WC. Pedestal wash hand basin. Built-in storage cupboard. Fully ceramic tiled walls.

**First Floor:**

**Bedroom 2 (front):** 15'4" x 11'6" (4.67 x 3.50m). Double glazed bay window. Built-in wardrobes.

**Bedroom 3 (rear):** 12'6" x 10'11" (3.80 x 3.34m). Double glazed window.

**Bedroom 4 (front):** 10'3" x 7'10" (3.12 x 2.38m). Double glazed oriel window.

**Bedroom 5 (front):** 10'5" x 7'0" (3.18m x 2.14m). Double glazed window.

**Bedroom 6 (rear):** 10'0" x 7'8" (3.02m x 2.33m). Double glazed window.

**Bathroom/WC:** 7'7" x 6'1" (2.30m x 1.86m). With three piece of white suite of panelled bath, wash hand basin and low level WC. Ceramic tiling to floor and walls. Double glazed window. Heated towel rail.

**Separate additional WC:** With WC and wash hand basin. Partly tiled walls and tiled flooring.

**External features:** Off street parking to front garden with further potential off street parking to front. Detached garage to rear of property (approached from Midstrath Road). Rear garden measuring some 43' in length.

**Council Tax:** Band E.

**PRICE: £775,000 FREEHOLD**

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

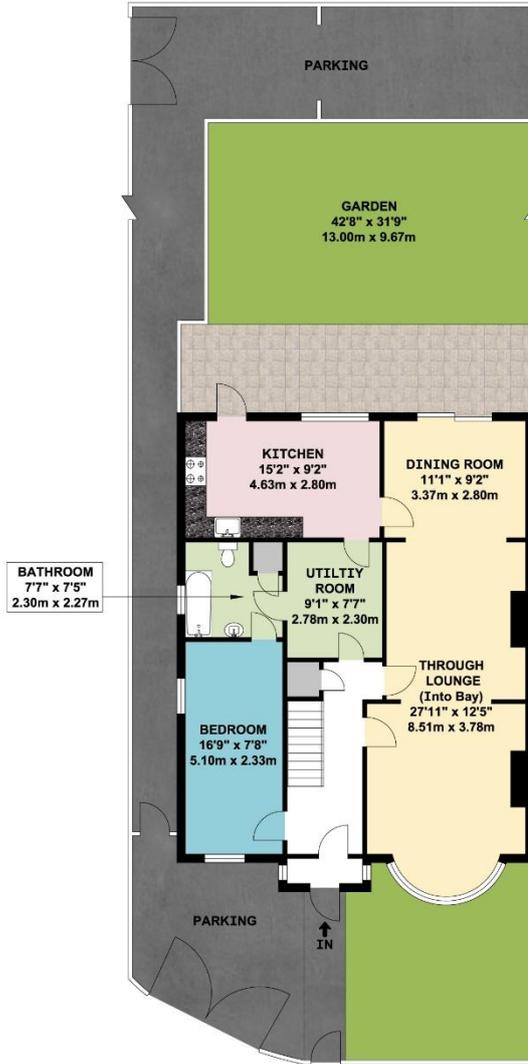
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

**BALNACRAIG AVENUE, NEASDEN, NW10 1TE (CONTINUED)**



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BALNACRAIG AVENUE  
LONDON NW10



**GROUND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1689.93 SQ. FT / 157.00 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".