

TANFIELD AVENUE, NEASDEN, NW2 7SB



EPC Rating: D

- A rare opportunity to purchase this spacious extended semi-detached house in this popular residential road
- The property is currently licensed with the local authority as HMO (house in multiple occupation) for seven persons and is presented in a very good condition
- The house could be used for family occupation or HMO use and viewing is recommended to appreciate the condition of the property
- Gas central heating
- Double glazed windows
- 5 Bedrooms
- 4 Bathrooms and 1 x en-suite to first floor
- Extended kitchen /diner
- The property benefits its own driveway to the side of the property with access to garage space
- Front and rear gardens
- The property is located within a half of mile radius of Neasden (Jubilee Line) station and local bus services pass the door

PRICE:£880,000.....FREEHOLD

TANFIELD AVENUE, NEASDEN, NW2 7SB (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring.

Shower room/WC: With shower cubical and pedestal wash hand basin. Low level WC.

Room 1 (Front): 15'9" x 12'2" (4.85m x 3.72m) Feature fireplace. Wood flooring. Double glazed bay window.

Room 2 (Rear): 13'2" x 11' (4.02m x 3.35m) Built-in wardrobes.

Kitchen: 17'8" x 15'9" (5.43m x 4.86m). 'L' shaped extended kitchen diner. Single drainer stainless steel sink unit. Integrated double fridge and freezer. Built in gas hob with extractor hood above and oven below. Utility cupboard with plumbing for washing machine and vented for tumble dryer. Built in matching wall cabinets and base cabinets with work surfaces above. Heated towel rail. Door to garden.

First Floor:

Room 1 (Front): 15'11" x 11'9" (4.61m x 3.62m) Wood flooring. Built-in wardrobe. Double glazed bay window.

Room 2 (Rear): 13'3" x 11'2" (4.05m x 3.41m). Built-in wardrobes. Wood laminate flooring. Door to ensuite shower room/WC. With shower cubical and wash hand basin. Low level WC. Full ceramic tiled floor and walls. Heated towel rail.

Room 3 (Front): 9'1" x 6'10" (2.77m x 1.86m). Built-in cupboards. Velux window. Wood flooring.

Shower Room/WC: With shower cubical and low level WC. Wash hand basin. Tiled walls and flooring.

Second Floor:

Room 4 (Front): 13'9" x 8'6" (4.24m x 2.62m) Wood flooring. Built-in wardrobe. Double glazed bay window.

Room 5 (Rear): 11' x 8'9" (3.35m x 2.71m). Built-in wardrobes. Double glazed window.

Shower Room/WC: With wash hand basin. Low level WC. Shower cubicle. Fully ceramic tiled walls and flooring.

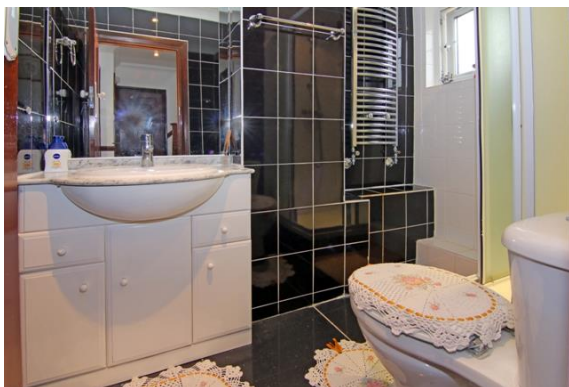
External Features: Own drive to side of property leading to garage space. Two tier rear garden with raised decking area and steps down to lower level.

PRICE:.....£880,000..... FREEHOLD

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

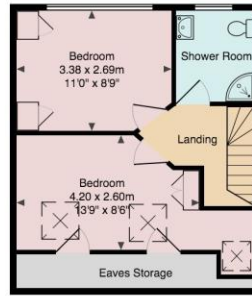
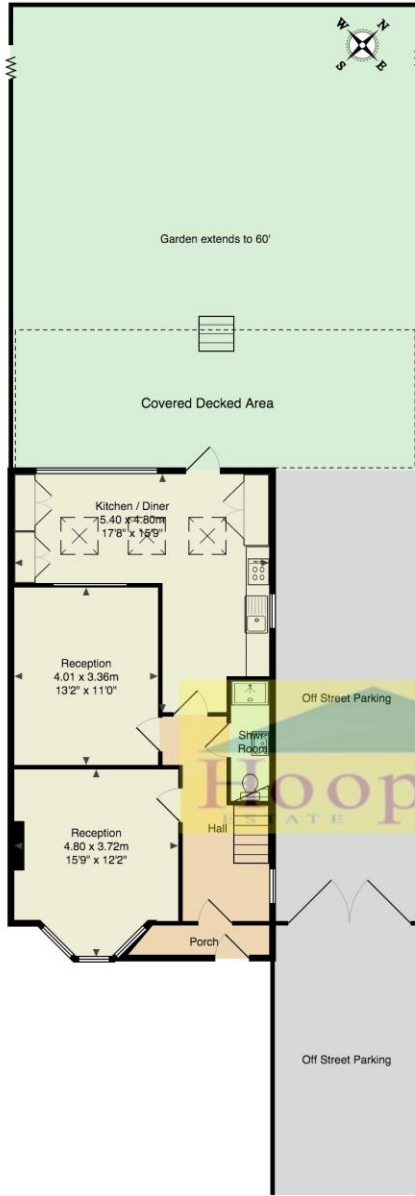
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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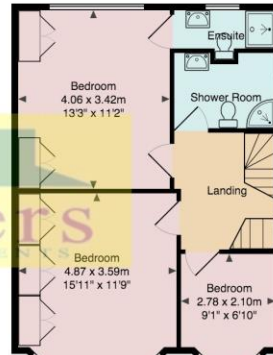


TANFIELD AVENUE, NEASDEN, NW2 7SB (CONTINUED)

Tanfield Avenue NW2



Second Floor
Area: 30.3 m² ... 326 ft²



First Floor
Area: 46.8 m² ... 504 ft²

Ground Floor
Area: 61.7 m² ... 664 ft²

Total Area: 138.8 m² ... 1494 ft² (excluding eaves storage)

Dimensions are approximate for display purposes only. (c) Peninsula Surveys Ltd.