

**KENWYN DRIVE, NEASDEN, LONDON, NW2 7NU**



EPC Rating: D

We are pleased to be able to offer for sale this centre terrace 1930's built three bedroom family house and situated at the Tanfield Avenue end of this popular residential road. Benefits include-

- Gas central heating
- Double glazed windows
- Chain free sale
- Side pedestrian access
- Gross internal floor area of 888 sq ft (82 sq m) approximately
- The property is located within half a mile maximum radius of Neasden multiple shopping and bus services.
- The nearest station is Neasden (Jubilee Line)
- Brent Cross shopping complex is approximately 2 to 3 miles radius

**PRICE: ..... £585,000.....FREEHOLD**

**KENWYN DRIVE, NEASDEN, LONDON, NW2 7NU (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs cupboard.

**Lounge (front):** 12'8" x 11'9" (3.90m x 3.60m). Double glazed bay window. Wood laminate flooring.

**Dining Room (rear):** 12'7" x 10'5" (3.8m x 3.2m). Wood laminate flooring. Double glazed door to garden.

**Kitchen:** 13'6" x 7'5" (4.1m x 2.3m). Fitted with a range of built-in wall cupboards and matching base cabinets with work surfaces above and tiled surrounds. Built-in gas hob with oven below and extractor hood above hob. Plumbed for washing machine. Double glazed door to garden. Recess area for fridge/freezer.

**First Floor:**

**Bedroom 1 (front):** 13'2" x 10'9" (4.0m x 3.3m). Double glazed window.

**Bedroom 2 (rear):** 12'7" x 10'9" (3.8m x 3.3m). Double glazed window. Fireplace.

**Bedroom 3 (front):** 7'1" x 7'0" (2.2m x 2.1m). Double glazed window.

**Shower Room/WC:** 7'8" x 7'1" (2.8m x 2.0m). Walk-in shower. Vanity wash hand basin with mixer tap and cupboard below. Low level WC. Fully tiled walls and flooring. Heated towel rail. Double glazed window.

**External features:** Front and rear gardens, the front garden providing off street parking for one to two vehicles. Side pedestrian access. Rear garden with storage outbuilding.

**PRICE: £585,000 FREEHOLD**

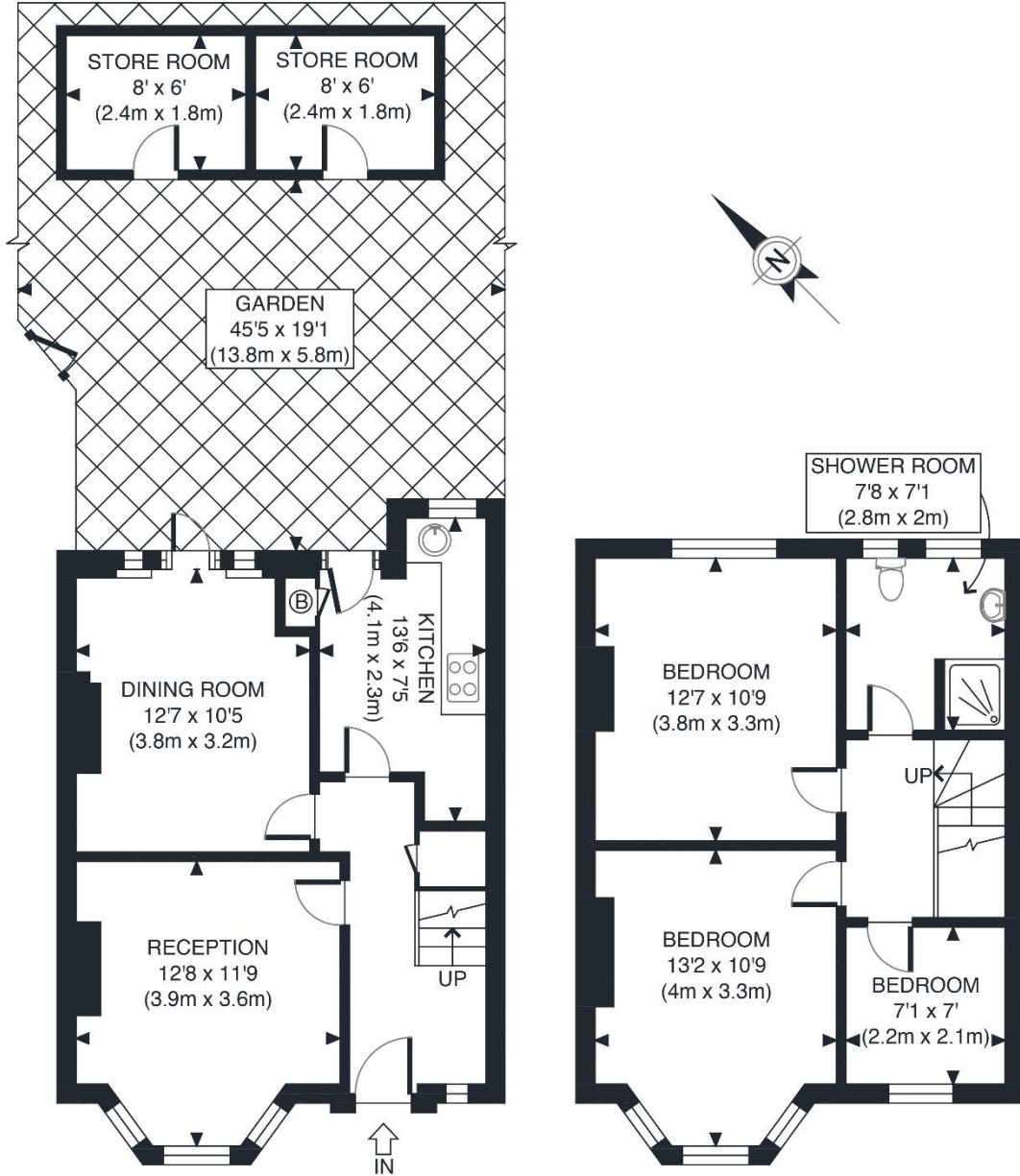
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 444 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 444 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA WITH STORE ROOM 987 SQ FT / 92 SQM                  APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORE ROOM 888 SQ FT / 82 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</p>	Kenwyn Drive
	date 14/07/23
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