

KENWYN DRIVE, NEASDEN, LONDON, NW2 7NT



EPC Rating: D

We are delighted to bring to the market this end of terrace well presented 1930's built three bedroom house which should be viewed internally to appreciate the condition of the property.

Although currently let this property will be sold with vacant possession. Benefits include:-

- Modern kitchen and bathroom
- Gas central heating
- Double glazed windows
- 18'3" x 7'10" garage to rear of property approached via a shared drive-in with access from Kenwyn Drive
- Gross internal floor area of 870 sq ft (81 sq m) approximately
- The property is located just off Tanfield Avenue and within few hundred yards of local bus services
- Local schools at Crest Road and Neasden shopping centre are within a quarter of a mile approximately
- The nearest station is Neasden (Jubilee Line)
- Brent Cross shopping complex is approximately 2 to 3 miles radius

PRICE: £599,950.....FREEHOLD

KENWYN DRIVE, NEASDEN, LONDON, NW2 7NT (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Lounge (front): 13'0" x 11'10" (3.95m x 3.61m). Double glazed bay window. Wood laminate flooring.

Dining Room (rear): 12'2" x 10'6" (3.70m x 3.20m). Wood laminate flooring. Double glazed patio doors to garden.

Kitchen: 10'0" x 7'3" (3.05m x 2.20m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above. Stainless steel sink unit. Double glazed window. Plumbed for washing machine. Door to garden.

First Floor:

Bedroom 1 (front): 13'0" x 10'9" (3.97m x 3.28m). Double glazed bay window. Wood laminate flooring.

Bedroom 2 (rear): 12'2" x 10'9" (3.70m x 3.28m). Double glazed window. Wood laminate flooring.

Bedroom 3 (front): 7'4" x 7'0" (2.23m x 2.13m). Double glazed window. Wood laminate flooring.

Bathroom/WC: 7'4" x 7'1" (2.23m x 2.17m). With three piece suite of panelled bath, pedestal wash hand basin and low level WC. Tiling to floor and walls. Heated towel rail. Double glazed window to rear.

External features: Rear garden some 62' in length approximately. Garage 18'3" x 7'10" located to the rear of the property approached via a shared drive-in (accessed from Kenwyn Drive).

PRICE: £599,950 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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LONDON NW2**



APPROX. GROSS INTERNAL FLOOR AREA 870.04 SQ. FT / 80.83 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".