

SANCROFT CLOSE, (OFF GLADSTONE PARK GARDENS), NW2 6NT



EPC Rating: D

We offer for sale this centre terrace three bedroom house which is ideally suited to a first time buyer or potentially a buy-to-let option and the property is located in a modern estate off Gladstone Park Gardens benefitting from the following:-

- Gas central heating
- Partly double glazed
- Ground floor guest cloakroom
- The property is located within half a mile approximately of the recently opened Brent Cross West Station
- Gross internal floor area of 1,015 sq ft (94 sq m) approximately

PRICE:£475,000..... FREEHOLD

SANCROFT CLOSE, (OFF GLADSTONE PARK GARDENS), NW2 6NT (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Walk-in cupboard.

Guest Cloakroom: Low level WC and wash hand basin.

Lounge (rear): 17'1" x 13'2" (5.2m x 4.0m). Door to garden.

Kitchen/Diner: 12'2" x 9'10" (3.7m x 3.0m). Built-in gas hob with oven below. Plumbing for washing machine. 3 x large walk-in cupboards. Additional wall mounted cabinets and base cabinets with work surfaces above. Single drainer sink unit.

First Floor:

Bedroom 1 (front): 12'2" x 10'10" (3.7m x 3.3m). Double glazed window.

Bedroom 2 (rear): 12'10" x 9'3" (3.9m x 2.8m). Double glazed window.

Bedroom 3 (rear): 9'3" x 8'3" ((2.8m x 2.5m). Double glazed window. Built-in cupboard.

Bathroom/WC: 6'9" x 6'8" (2.1m x 2.0m). Panelled bath with electric shower over bath. Low level WC. Wash hand basin. Partly tiled walls.

Landing: Three large walk-in storage cupboards, one housing a gas boiler.

External features: Own patio garden.

Council Tax: Band D.

PRICE: £475,000 FREEHOLD

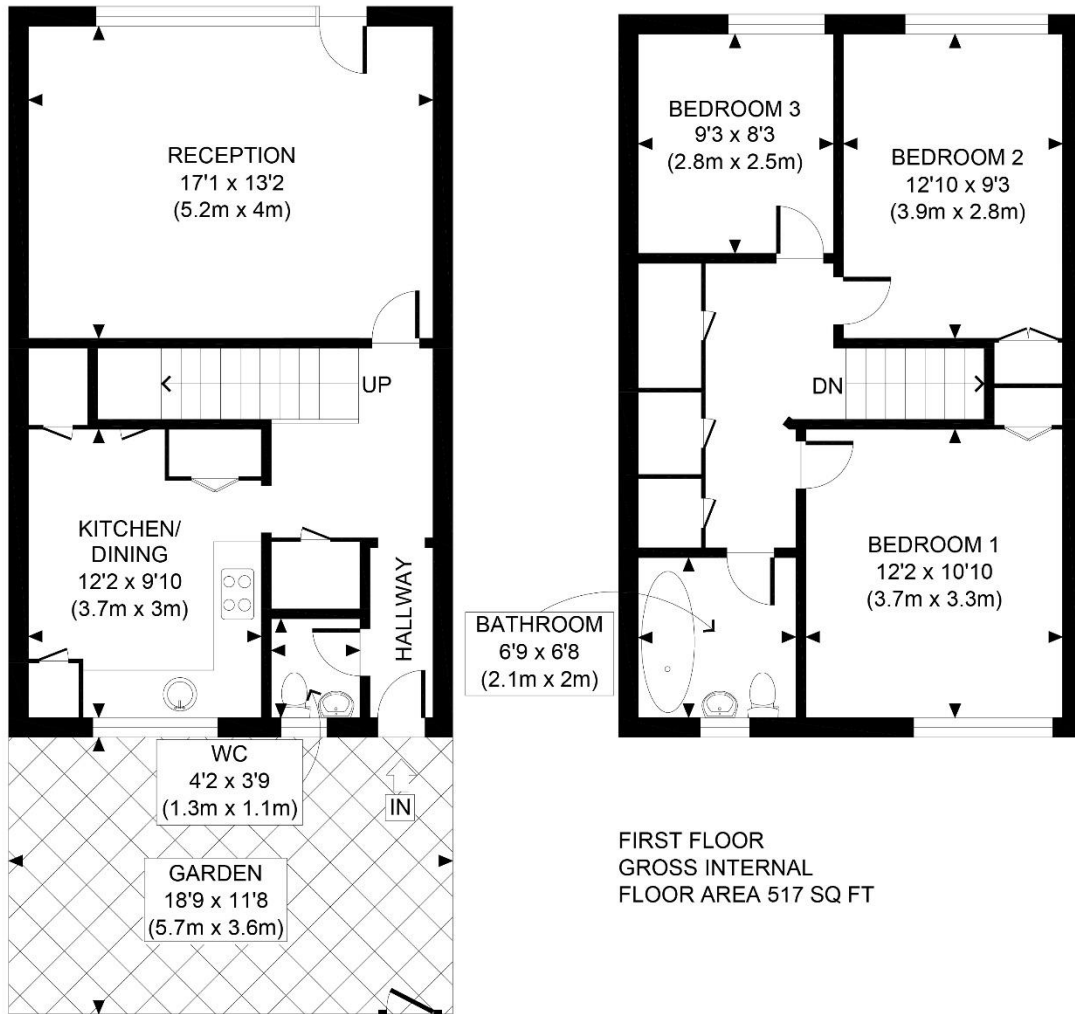
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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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APPROX. GROSS INTERNAL FLOOR AREA 1015 SQ FT / 94 SQM		SANCROFT CLOSE	
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		date	30/10/24