

TANFIELD AVENUE, NEASDEN, NW2 7SA



EPC Rating: D

A bright and airy semi-detached house in “ready to move into” condition and viewing is highly recommended to appreciate the condition of the property

- Gas central heating
- Double glazed windows
- Gross internal area of 1,023 sq ft (95 sq m) approximately
- Garage to side of property (approached via a shared drive-in)
- 99’ approximate rear garden
- The property is located within a few hundred yards of shops at Neasden with the nearest station being Neasden (Jubilee Line)
- Local buses pass the door

PRICE: £699,950.....FREEHOLD

TANFIELD AVENUE, LONDON, NW2 7SA (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Entrance Hall: Wood flooring.

Through Lounge: 29'6" x 12'6" (9.00m x 3.81m). Double glazed bay window to front room. Double glazed patio doors from rear room to garden.

Kitchen: 12'4" x 7'4" (3.76m x 2.24m). Ceramic tiled flooring. Built-in gas hob with oven below and extractor hood above hob. Fitted wall cupboards and matching base cabinets with work surfaces above. Ceramic tiled walls. Understairs cupboard. Double glazed door to rear garden.

First Floor:

Bedroom 1 (Front): 16'9" x 11'8" (5.11m x 3.55m). Double glazed bay window. Built-in wardrobes.

Bedroom 2 (Rear): 12'6" x 10'11" (3.80m x 3.34m). Built-in wardrobes. Double glazed window.

Bedroom 3 (Front): 10'10" x 6'9" (3.30m x 2.06m). Double glazed oriel window.

Bathroom: White suite of panelled bath with mixer tap, shower above and shower screen. Pedestal wash hand basin. Mainly tiled walls. Ceramic tiled flooring. Separate low level WC.

Landing: With hatch to loft space (not inspected). Window to side wall.

External Features: Garage to rear of property approached via a shared drive-in (accessed from Tanfield Avenue). Front and rear gardens, the rear garden (with a patio) being approximately 99' in length.

Council Tax: Band E.

PRICE: **£699,950** **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 1022.57 SQ. FT / 95.00 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".