

## **KENWYN DRIVE, NEASDEN, LONDON, NW2 7NX**



EPC Rating: D

An extended centre terrace 1930's built three bedroom family house offered for sale chain free and situated in this popular road off Tanfield Avenue. Benefits include:-

- Gas central heating
- Double glazed windows
- 2 Reception rooms
- Conservatory
- Off street parking
- Chain free sale
- The property is located within a few yards of local bus services and schools at Tanfield Avenue.
- The nearest station is Neasden (Jubilee Line)
- Gross internal floor area of 1,087 sq ft (101 sq m) approximately

**PRICE: ..... £635,000.....FREEHOLD**

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

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs cupboard.

**Lounge/Bedroom (front):** 12'8" x 12'0" (3.86m x 3.64m). Double glazed bay window.

**Dining Room (middle):** 12'2" x 10'7" (3.70m x 3.22m). Double glazed patio doors to:

**Conservatory (rear):** 18'8" x 10'11" (5.70m x 3.32m). Double glazed windows and door to garden. Gas central heating. Cupboard with gas boiler.

**Kitchen:** 11'8" x 7'1" (3.55m x 2.17m). Built-in matching wall cabinets and base cabinets with work surfaces above. Built-in gas hob with oven below and extractor hood above hob. Double glazed door to rear. Plumbing for washing machine. Single drainer sink unit with mixer tap.

**First Floor:**

**Bedroom 1 (front):** 13'1" x 10'10" (4.00m x 3.30m). Double glazed bay window.

**Bedroom 2 (rear):** 12'1" x 10'10" (3.68m x 3.30m). Built-in wardrobes. Double glazed window.

**Bedroom 3 (front):** 7'3" x 7'1" (2.21m x 2.16m). Double glazed window.

**Bathroom:** 7'9" x 4'4" (2.36m x 1.32m). Panelled bath. Pedestal wash hand basin. Fully ceramic tiled walls. Double glazed window to rear.

**Separate WC:** Low flush WC. Double glazed window to rear.

**External Features:** Off street parking to the front of the property. Rear garden some 59' in length.

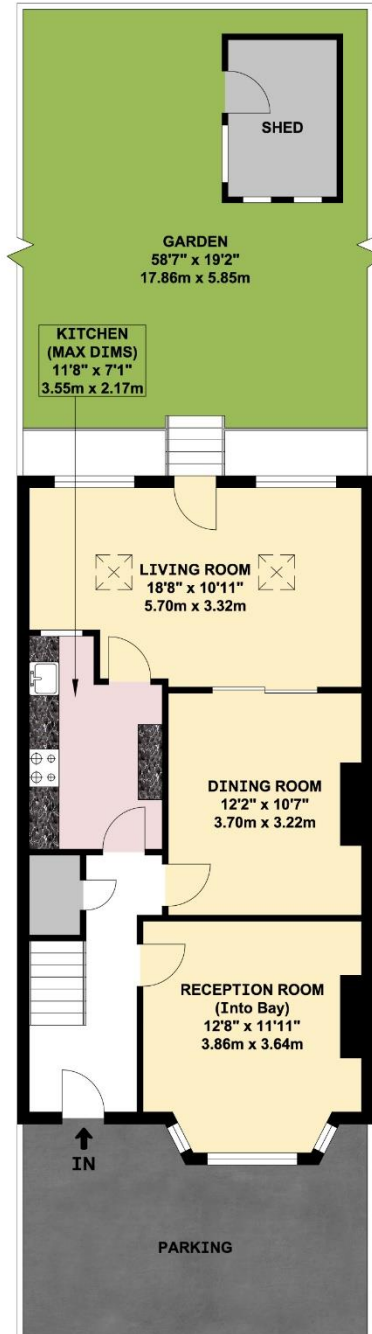
**Council Tax:** Band D.

**PRICE: £635,000 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.

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

**KENWYN DRIVE, NEASDEN, LONDON, NW2 7NX (CONTINUED)****KENWYN DRIVE  
LONDON NW2****GROUND FLOOR****FIRST FLOOR****APPROX. GROSS INTERNAL FLOOR AREA 1087.15 SQ. FT / 101.00 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".