

KINLOCH DRIVE, KINGSBURY, NW9 7LG



EPC Rating:

We are privileged to bring to the market this completely refurbished five bedroom semi-detached bungalow which must be seen to be appreciated as the entire property has just been beautifully refurbished. Situated in this residential street the property backs open space and only an internal viewing of the property will allow a potential buyer to appreciate the quality of the accommodation which benefits:-

- 5 bedrooms (one ensuite)
- Huge 31' x 22' approx. family area incorporating kitchen
- Three bathrooms
- Off street parking to front
- Utility room
- The property is located within a few hundred yards of local shops and bus services at Church Lane.
- The nearest Stations are Kingsbury or Wembley Park (Jubilee & Metropolitan lines)
- Gross internal floor area of 1,601 sq ft (149 sq m) approximately

PRICE: £850,000.....FREEHOLD

KINLOCH DRIVE, KINGSBURY, NW9 7LG (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Parquet flooring. Understairs storage cupboard and additional storage cupboard housing megaflow system.

Utility Room: 6'0" x 3'3" (1.80m x 0.98m). Plumbing for washing machine and space for dryer.

Lounge/Kitchen: 30'9" x 22'2" (9.38m x 6.76m). Bi-folding doors to rear garden. Downlights to ceiling. Parquet flooring. Intercommunicating with kitchen. Fitted wall and base cupboards with quartz worktops above. Space for fridge/freezer. Integrated dishwasher. Induction hob with extractor hood above hob and split level oven. Sink unit with mixer tap.

Bedroom 1 (front): 11'9" x 10'1" (3.58m x 3.07m). Double glazed window. Door to:

Ensuite Shower Room/WC: Shower cubicle, low level WC and vanity wash hand basin with drawers below. Heated towel rail. Tiled flooring and part tiled walls.

Bedroom 2 (front): 12'2" x 9'7" (3.70m x 2.92m). Double glazed window.

Bathroom/WC: 8'5" x 6'2" (2.57m x 1.87m). Panelled bath with mixer tap with shower above and shower screen. Tiled flooring and part tiled walls. Low level WC. Vanity wash hand basin with mixer tap and drawers below.

First Floor:

Bedroom 3 (rear): 12'2" x 9'9" (3.70m x 2.97m). Double glazed window overlooking open space. Downlights to ceiling.

Bedroom 4 (rear): 11'1" x 9'9" (3.38m x 2.97m). Double glazed window overlooking open space. Downlights to ceiling.

Bedroom 5 (front): 11'2" x 10'6" (3.41m x 3.21m). Velux window. Downlights to ceiling.

Bathroom/WC: 8'10 x 5'6" (2.68m x 1.68m). Panelled bath with rain shower above and shower screen. Low level WC. Wash hand basin. Tiling to floor and walls.

Landing: Under eaves storage cupboard.

External features: Off street parking to front garden. Rear garden some 44' with lawn and patio area.

Council Tax: Band D.

PRICE: £850,000 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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LONDON NW9**

APPROX. GROSS INTERNAL FLOOR AREA 1608.88 SQ. FT / 149.47 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".