

VILLAGE WAY, NEASDEN, LONDON, NW10 0LL



EPC Rating: D

A spacious and extended mid-terrace 1930's built house located in this popular residential road and being situated within half a mile maximum radius approximately of Neasden multiple shopping and bus services with the nearest Stations being Neasden (Jubilee Line) or Wembley Park (Jubilee and Metropolitan lines).

Brent Cross shopping complex is approximately 3 miles maximum radius as is IKEA furniture store, Brent Park Tesco hypermarket and Neasden Swaminarayan Temple

- 3/4 bedrooms
- 2 reception rooms (one being used as a bedroom)
- Gas central heating
- Double glazed windows
- Garage to rear of property (approached via a rear service road)
- Ground floor extension
- 2 bathrooms
- Off street parking
- Gross internal floor area of 1,198 sq ft (111 sq m) approximately

PRICE:£650,000.....FREEHOLD

VILLAGE WAY, NEASDEN, LONDON, NW10 0LL (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Under-stairs cupboards. Further cupboards.

Reception 1 (front): 14'10" x 12'9" (4.5m x 3.9m). Double glazed bay window. Wood flooring. Inter-communicating door to reception 2.

Reception 2/Bedroom 4: 12'4" x 11'0" (3.8m x 3.4m) Wood flooring. Arch to extension.

Extension: Double glazed door to conservatory. Door to wet room.

Wet Room: Double glazed side & rear aspect windows. Built in shower with shower curtain and rail. Wash hand basin. High level WC. Fully tiled walls.

Kitchen: 10'7" x 7'11" (3.2m x 2.4m). Double glazed rear aspect window. Single drainer sink unit with cupboards below. Fitted wall and base units with work surfaces above. Gas hob with oven below and extractor hood above hob. Plumbing for washing machine. Part tiled walls and tiled flooring. Double glazed door to conservatory.

Conservatory: 12'10" x 9'6" (3.9m x 2.9m). Double glazed door to extension. Double glazed doors to rear garden.

First Floor:

Landing: Hatch to loft space (not inspected) with skylight. Built in cupboard.

Bedroom 1 (front): 14'6" x 12'1" (4.4m x 3.7m). Double glazed bay window. Built-in cupboard.

Bedroom 2 (rear): 13' x 11'5" (4m x 3.5m). Double glazed rear aspect window.

Bedroom 3 (front): 8'8" x 6'10" (2.6m x 2.1m). Double glazed front aspect window.

Large Bathroom/WC: 7'6" x 6'2" (2.3m x 1.9m). Frosted double glazed rear aspect window. Panelled bath with mixer tap and shower attachment with shower curtain and rail. Vanity sink unit with cupboard below. Low level WC. Fully tiled walls and tiled flooring. Heated towel rail.

External features: Off street parking to front. Garage to rear of property approached via a rear service road. Rear garden with patio, mainly laid to lawn with flowers, shrub borders and fruit trees.

PRICE: **£650,000** **FREEHOLD**

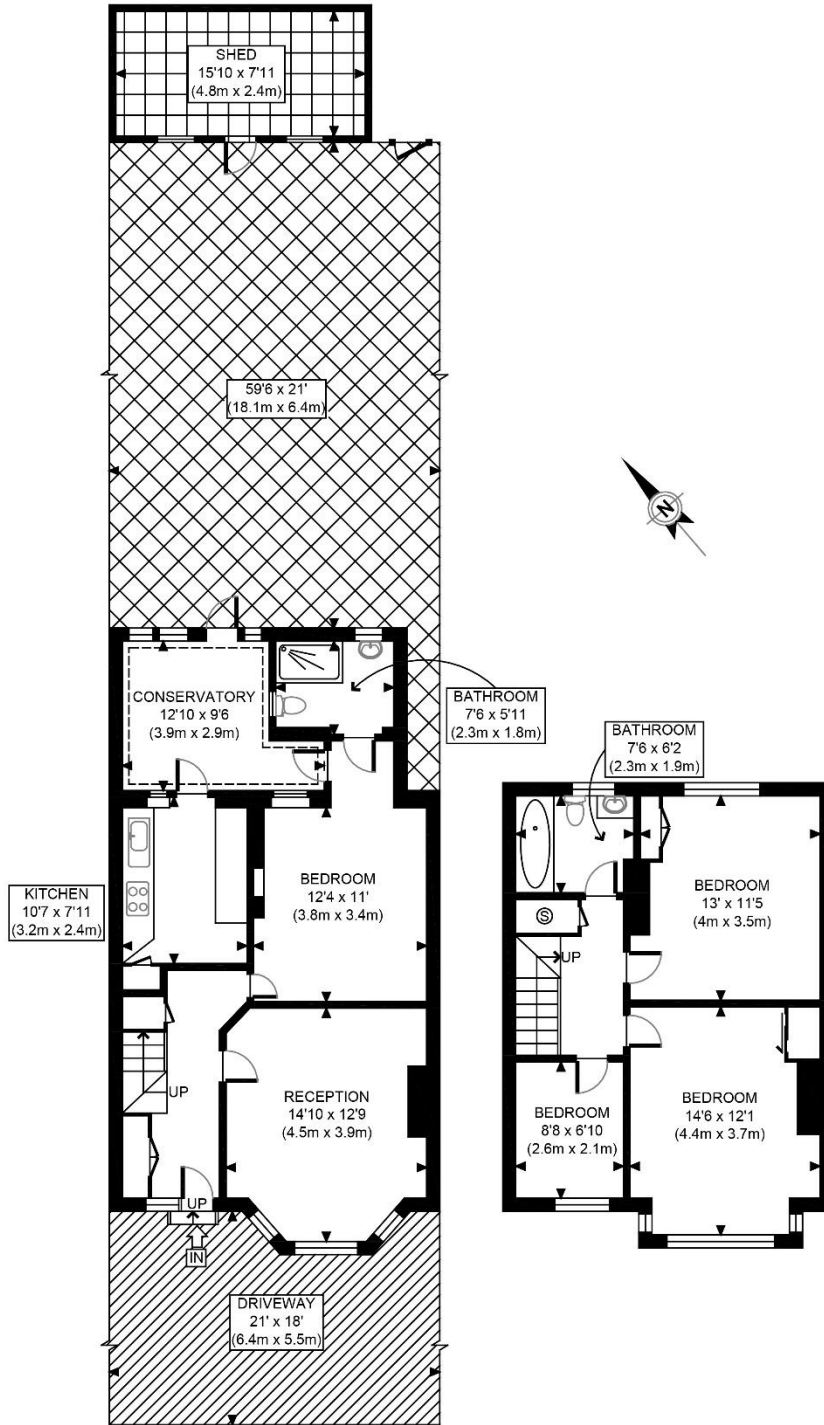
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 683 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 515 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1198 SQ FT / 111 SQM		Village Way	
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	09/08/22