



KINGSBURY £479,950

-  THREE BEDROOMS
-  APPROX 60 FT REAR GARDEN
-  CLOSE TO WEST HENDON PARK
-  SCOPE TO EXTEND (STPP)
-  MID TERRACED HOUSE
-  LOCATED NEAR KINGSBURY HIGH STREET
-  CATCHMENT AREA FOR OLIVER GOLDSMITHS SCHOOL

Kingsbury Road, Kingsbury, NW9

Entrance Hall

Radiator, window to front, stairs to first floor

Downstairs Shower Room

Double glazed window to rear, shower cubicle, low level WC, wash hand basin, tiled walls, radiator

Reception 13'3" x 13'0" (4.04m x 3.96m)

Double glazed sliding door leading to rear, double radiator, wooden flooring

Kitchen 11'9" x 7'8" (3.58m x 2.34m)

Double glazed window to front, worktop surfaces incorporating stainless steel sink base units, gas cooker point, wall and base units, plumbed for washing machine, double glazed door leading to garden, door to downstairs shower room

Landing

Double glazed window to front, access to loft

Bedroom One 12'2" x 11'2" (3.71m x 3.40m)

Double glazed window to rear, radiator, fitted wardrobes, wooden flooring

Bedroom Two 12'2" x 7'5" (3.71m x 2.26m)

Double glazed window to rear, fitted wardrobes, wooden flooring, radiator

Bedroom Three 9'5" x 6'7" (2.87m x 2.01m)

Double glazed window to front, radiator, wooden flooring

Separate WC

Low level WC, tiled floor, tiled walls

Rear Garden

Patio area, lawn to rear, shed, approx 60 foot

Outside Front

General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating traveling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ALLAN HOWARD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. Written quotations available on request. All loans secured on property. Life assurance is usually required.