



Birchen Grove, Kingsbury, NW9 8RT

Keen to sell £950,000 | 4/5 Bed | 2 Bath | 2 Reception

MAPESBURY

Keen to sell £950,000

Freehold

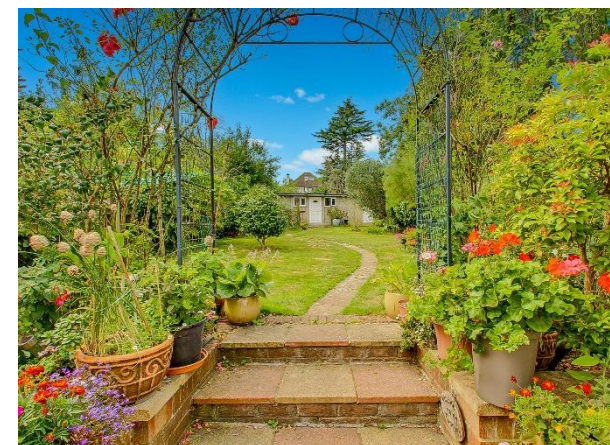
- Large Family Home
- Private Driveway
- Newly Fitted Kitchen (NEFF/Bosch)
- Loft Room with scope to extend
- Close to Schools/Amenities
- EPC Rating D
- 4/5 Bed 2 Bath
- Mature 90" Garden
- Garden Out-House
- Excellent Bus Links
- Close to Welsh Harp
- Council Tax: E

Substantial charming Four/Five Bedroom Family Home in Kingsbury's highly coveted Birchen Grove, offering substantial living space with multiple reception rooms and a 90" Garden ideal for entertaining guests.

The property is arranged over three floors and the ground floor comprises of two reception rooms, an additional guest room/laundry room, a large utility room, a newly fitted kitchen with NEFF/Bosch appliances with direct access into patio/garden as well as a downstairs bathroom. The first floor comprises of three bright bedrooms and a fully tiled bathroom with access into the third floor loft room.

The Garden has dual access from the kitchen and the rear sitting room boasting over 90" of stunning mature greenery with an array of fruit trees. The rear of the Garden also features an outhouse with a secondary kitchen/study room and can be used for multiple purposes. Further benefits from offering huge scope for further development/extending making it a potential dream home.

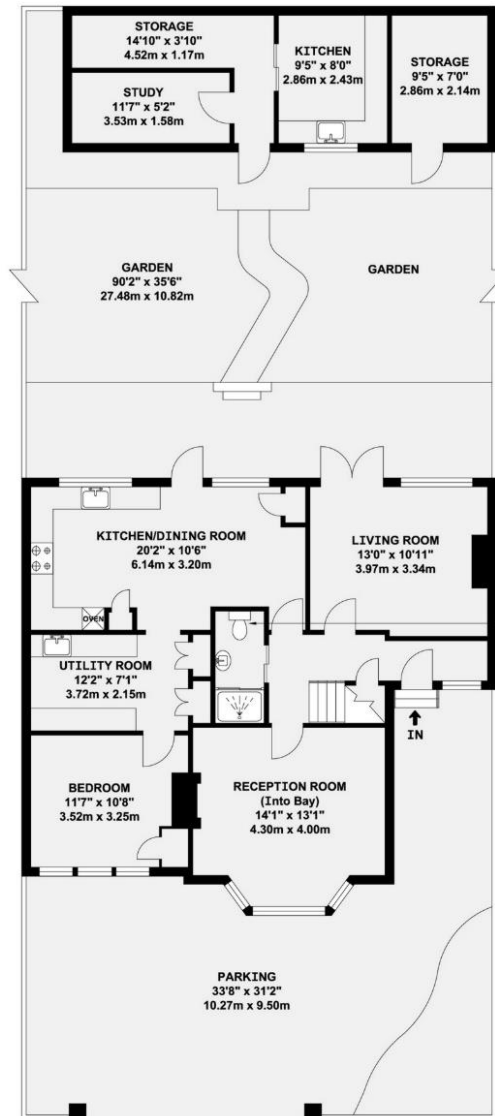
Birchen Grove is nestled between one of the access points of the Welsh Harp (including Welsh Harp Garden Centre) and Wembley Park's popular shops including Asda, Lidl and Wembley Outlet Retail Centre. There are excellent schools within easy reach, including the prominent French School 'Lycée français Wembley'.





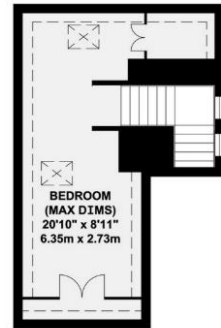


OUTBUILDING

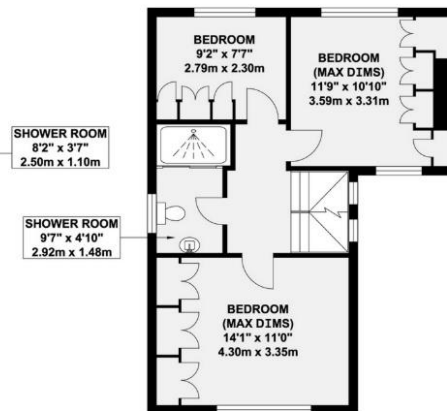


GROUND FLOOR

--- RESTRICTED HEAD HEIGHT



SECOND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1635.89 SQ. FT / 151.98 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE OUTBUILDING 1921.89 SQ. FT / 178.55 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".

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MAPESBURY

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