



 **3**
Bedrooms

 **2**
Bathrooms



PROPERTY SUMMARY We are delighted to offer for sale this detached period property which has a huge amount of character and unique features located on a popular road in Kingsbury. The property benefits from two large receptions, spacious kitchen/diner with separate utility room, downstairs shower and toilet, 3 large bedrooms and additional office/study on the ground floor, balcony, a large rear garden with elevated patio area and off street parking for at least 4 cars. With potential to extend (STPP) an immediate viewing is highly recommended.

FREEHOLD

Floor area : 135.00 sq m

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ENTRANCE HALL 3.00m x 2.70m (9.84ft x 8.86ft)

Doors to all rooms, stairs to first floor

FRONT RECEPTION 4.70m x 3.70m (15.42ft x 12.14ft)

window to front, carpeted, doors to rear reception

REAR RECEPTION 4.70m x 4.70m (15.42ft x 15.42ft)

Window to rear, carpeted, access to under stairs storage, door to kitchen

KITCHEN 3.80m x 3.60m (12.47ft x 11.81ft)

Window to rear, range of base and wall units, space for fridge/freezer, integrated gas hob and electric oven, door to utility room

UTILITY ROOM 3.60m x 1.10m (11.81ft x 3.61ft)

Space/Plumbing for washing machine and dryer, door to side access

OFFICE/STUDY 3.00m x 2.00m (9.84ft x 6.56ft)

Window to front, fitted to wardrobes

SHOWER ROOM/WC 1.70m x 1.70m (5.58ft x 5.58ft)

Tiled walls, tiled floor, shower cubicle, low flush wc, single hand basin

1ST FLOOR LANDING 7.50m x 1.70m (24.61ft x 5.58ft)

Doors to all 1st floor rooms, window to front and rear, door to balcony, access to loft space

BEDROOM 1 4.90m x 4.00m (16.08ft x 13.12ft)

Window to rear, fitted wardrobes, carpeted

BEDROOM 2 4.30m x 4.00m (14.11ft x 13.12ft)

Window to front, fitted wardrobes, carpeted

BEDROOM 3 3.00m x 2.80m (9.84ft x 9.19ft)

Window to front, fitted wardrobes, carpeted

BATHROOM 9' 10" x 9' 10" (3.0m x 3.0m)

Tiled walls, tiled floors, window to rear, corner bath, low flush WC, hand basin

BALCONY 2.50m x 1.20m (8.20ft x 3.94ft)

View to front, enclosed balcony

REAR GARDEN 35.00m x 15.00m (114.83ft x 49.21ft)

Elevated patio area leading to laid lawn, mature shrubs and flowers

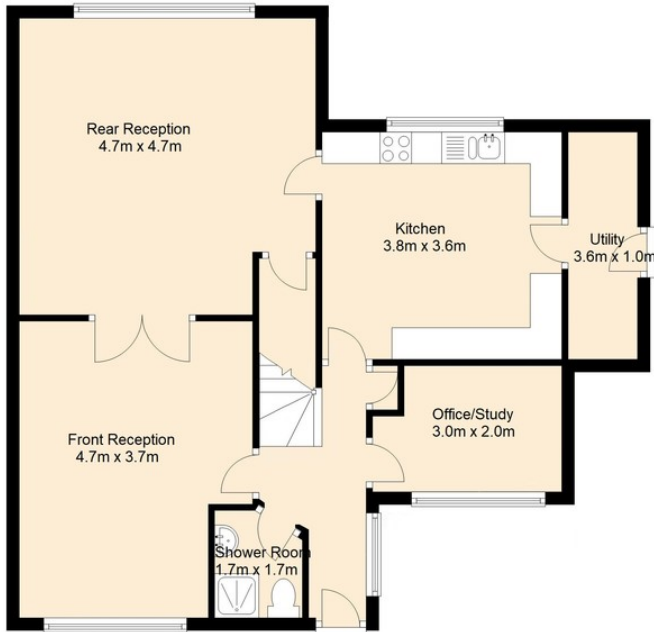
FRONT OF PROPERTY

Off Street Parking for at least 4 cars

FREEHOLD

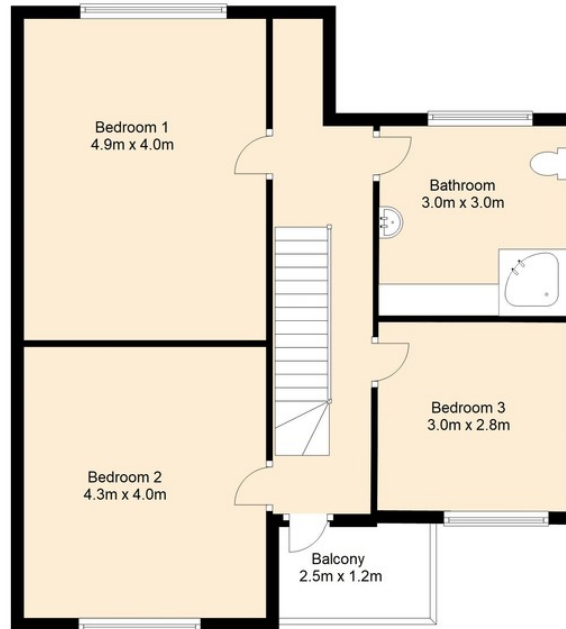
Ground Floor

Approx 72.7 Sq. Metres (782.3 Sq. Feet)



First Floor

Approx 71.4 Sq. Metres (768.0 Sq. Feet)



Total Area: Approx. 144.0 Sq. Metres (1550.4 Sq. Feet)

