



2

Bedrooms



1

Bathroom





\*\*\* THIS PROPERTY IS NOW UNDER OFFER \*\*\*

In need of modernisation we are pleased to offer this spacious two double bedroom end of terrace house for sale. The property is in need of refurbishment and has huge scope for extension (STPP).

The property benefits from two double bedrooms, a large lounge, spacious kitchen, downstairs WC, large loft space, substantial rear garden (23m/75ft) which looks onto West Hendon playing fields. There is also off street parking for 1-2 cars.

Located close to all local amenities and parks this freehold property is offered chain free.

### **Entrance**

Door to front, stairs to first floor, door to lounge, carpeted

### **Lounge/Reception** *4m x 4m (13.78ft x 12.47ft)*

Window to front, access to understairs storage cupboard, door to kitchen, carpeted

### **Kitchen** *3m x 2m (10.17ft x 5.91ft)*

Hard vinyl floor, window to garden, range of base and wall units, single sink and drainer, plumbing for washing machine, door to downstairs wc and storage cupboard

### **Downstairs WC** *1m x 1m (3.94ft x 3.28ft)*

Hard vinyl flooring, low flush WC

### **Rear Porch** *2m x 1m (7.55ft x 3.61ft)*

Hard flooring, door to rear garden

### **1st floor landing**

Carpeted, window to side, access to loft via hatch

### **Bedroom 1** *4m x 3m (12.47ft x 9.84ft)*

Carpeted, window to front, access to built in wardrobe (2.0m x 0.9m)

### **Bedroom 2** *3m x 3m (10.17ft x 9.51ft)*

Carpeted, window to rear

### **Bathroom** *2m x 2m (5.91ft x 5.58ft)*

Window to rear, panel bath, hand basin, built in cupboard, housing water tank.

**Rear Garden**

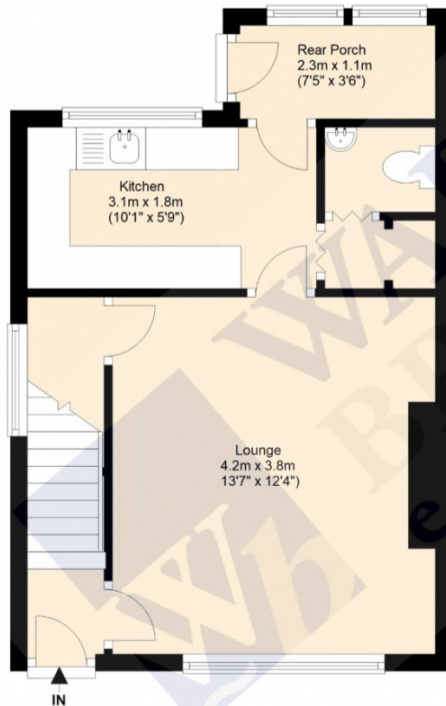
Patio area and lawn, overlooks playing fields.

**Freehold**



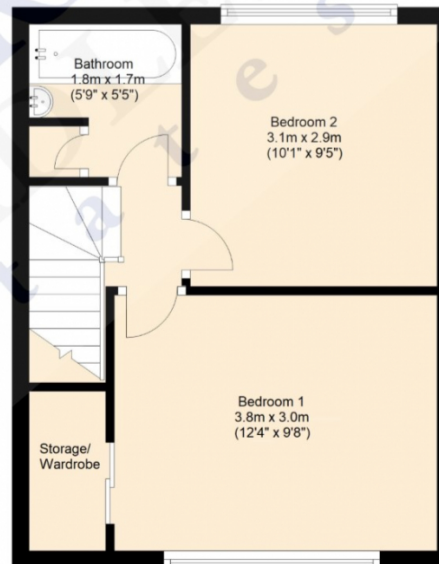
### Ground Floor

Approx 32.3 Sq.Metres (348.0 Sq.Feet)



### First Floor

Approx 29.8 Sq.Metres (320.4 Sq.Feet)



Total Area: Approx 62.1 Sq.Metres (668.4 Sq.Feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	7	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 