



 2

Bedrooms

 1

Bathroom







Warren Bradley Estates are delighted to offer for Sale this Two Bedroom Semi detached family home which benefits from many amazing features such as off street parking for 3 cars and a large and beautifully maintained rear garden. There is also a spacious lounge, fully fitted kitchen, downstairs shower room, two large double bedrooms and a separate WC on the first floor.

Located close to all local amenities including Burnt Oak Underground Station, Burnt Oak Leisure Centre, and Burnt Oak Broadway. It is also located close to the stunning Watling Park.

The current owners are in a position to move swiftly and therefore this property is ideal for first time buyers and rental investors alike.

**Entrance Hall** *1.00m x 1.00m (3.28ft x 3.28ft)*

Door from driveway, entrance to reception room, understairs cupboard

**Reception Room** *3.90m x 3.60m (12.80ft x 11.81ft)*

Window to front, laminate flooring, stairs to first floor

**Kitchen** *3.00m x 2.40m (9.84ft x 7.87ft)*

Range of base and wall units, space for fridge/freezer, plumbing for washing machine, single sink and drainer, Tiled walls, tiled floors, door to rear garden, door to shower room, window to garden,

**Shower Room** *2.40m x 1.30m (7.87ft x 4.27ft)*

Tiled walls, tiled floors, double shower cubicle, hand basin, low flush wc

**First floor Landing** *1.60m x 0.90m (5.25ft x 2.95ft)*

Doors to all rooms, window to side

**Bedroom 1** *4.70m x 3.90m (15.42ft x 12.80ft)*

Carpeted, window to front

**Bedroom 2** *3.70m x 2.90m (12.14ft x 9.51ft)*

Carpeted, window to front

**Separate WC** *1.90m x 0.80m (6.23ft x 2.62ft)*

Low flush WC

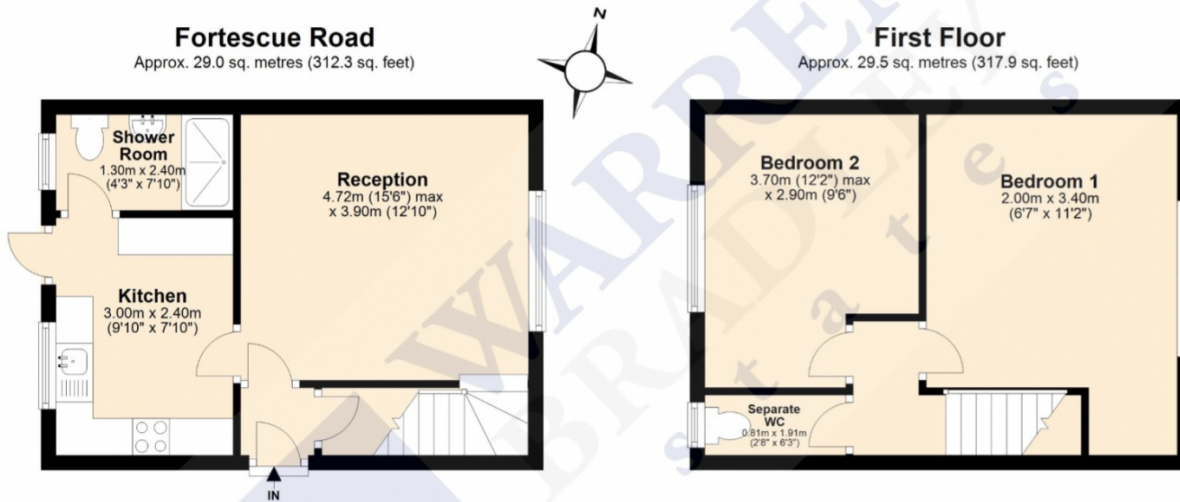
**Rear Garden** *14.00m x 8.00m (45.93ft x 26.25ft)*

Laid Lawn, floral borders, fenced, patio area.

## **Parking**

Off Street Parking for at least 3 cars

## **Freehold**



Total area: approx. 58.5 sq. metres (630.2 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

