



ESTATE & LETTINGS AGENTS

## Winchester Avenue, NW9



### FOR SALE £674,950 FREEHOLD

An excellent, newly renovated five-bedroom property which can make an ideal home for a growing family, or, has as an ideal layout to be converted as a HMO property, making it an ideal property for investors.

The semi-detached property boasts five-bedrooms arranged over three floors and consists of a reception, fitted kitchen with spare unit of cabinets and sink, two bathrooms, ground floor W.C. driveway with space for two cars to park, with further free on-road parking, and a large side and rear garden. The property has been refurbished to a high standard and ready to be moved into or to let.

The property is located close to Queensbury Station (Jubilee Line), close to shopping amenities and sought-after schools.

- Near Queensbury Stn'
- Front Driveway Parking
- Close to Shopping Amenities
- 5 Bedrooms
- 2 Bathrooms
- Well Maintained

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**ENTRANCE:**

Through UPVC double glazed front door leading into hallway.

**HALLWAY:**

4.96m x 1.74m (16' 3" x 5' 7")

Double glazed door leading into a welcoming neutrally decorated hallway with laminate flooring, smoke alarm and power points.



**BEDROOM 1:**

5.62m x 3.20m (18' 4" x 10' 5")

Large side aspect double bedroom, double glazed window and side door with access to garden, laminate flooring, power points. Access door at the rear of the room leads to an area which is ready plumbed and can be converted to an ensuite bathroom and W.C.



**FRONT RECEPTION:**

4.35m x 3.90m (14' 2" x 12' 8")

A spacious front aspect lounge with double glazed windows, radiators, laminate flooring, and power points.



**KITCHEN & DINING ROOM:**

5.07 x 4.67m (16' 6" x 15' 3")

A spacious front aspect lounge with double glazed windows, radiators, laminate flooring, and power points.

Rear aspect fitted kitchen, laminate flooring, plug points, partly tiled kitchen, sink with mixer taps, integrated electric hob and oven, space for fridge washing machine. Additional eye and floor level kitchen units and countertop with sink and mixer taps. Double glazed windows, sliding double glazed patio door leading to the rear garden.



**W.C. GROUND FLOOR:**

1.68m x 1.35m (5' 5" x 4' 4")

Rear aspect WC sink with mixer tap and pedestal storage unit, chrome towel radiator, tile flooring.

**FIRST FLOOR:**

**BEDROOM 2:**

4.43m x 3.05m (14' 5" x 10' 0")

Front aspect large double bedroom, double glazed window, laminate flooring, power points.



**BEDROOM 3:**

3.40m x 2.04m (11' 2" x 8' 6")

Rear aspect double bedroom overlooking the garden. Double glazed window, carpet flooring, power points.



**BEDROOM 4:**

2.75m x 1.92m (9' 0" x 6' 3")

Front aspect box room with double glazed window, laminate flooring and power point plugs.

**BATHROOM/WC (FIRST FLOOR):**

1.55m x 2.04m (5' 09" x 8' 6")

Rear aspect bathroom with double glazed window, fully tiled, tile flooring, 3-piece suite comprising bathtub, hand-held shower, W.C. and hand wash basin.



**SECOND FLOOR LANDING:**

**BEDROOM FIVE:**

5.28m x 4.82m (17' 3" x 15' 8")

Large spacious bright loft conversion front aspect bedroom, double glazed swivel Velux windows, laminate flooring, radiator and power points.



### BATHROOM:

2.44m x 2.20m (8' 01" x 7' 22")

Modern three-piece suite comprising of rear aspect window, shower cubicle with glazed screen, low level W.C. vanity sink unit, tiled walls, radiator, porcelain tile flooring.

### FRONT GARDEN:

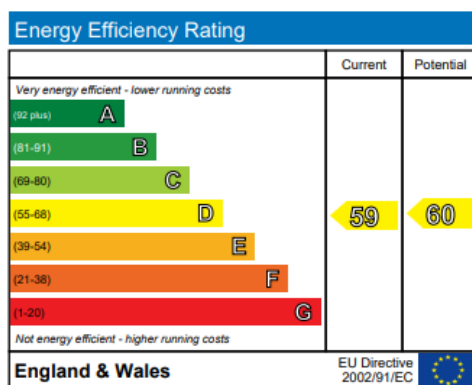
Paved front driveway provides off street parking for up to two cars. Gate access to side garden.

### SIDE GARDEN:

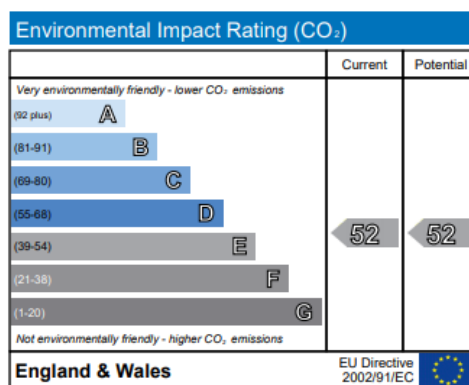
Generous sized side garden approximately 33ft, part patio plus garden laid to lawn. Gate leads to rear garden, which is approximately 36ft, full patio with large tall mature trees.



### EPC:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information.

## Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status. Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it. Life assurance may be required. Written quotations available

