



**ABSOLUTE**  
PROPERTY

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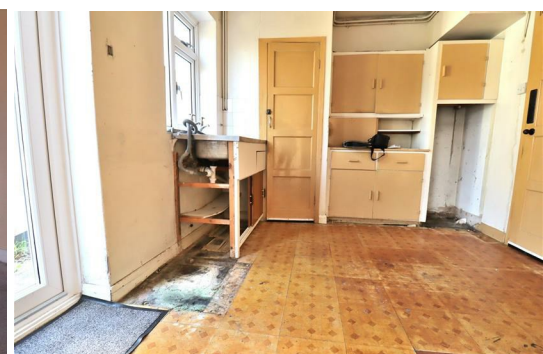
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**48 Salcombe Gardens, London  
NW7 2NU  
£500,000**

Absolute Property are pleased to offer this well proportioned chain free three bedroom semi detached house in need of complete modernisation. situated in a residential turning off Devonshire Road, close to popular schools & local shops and approximately one mile from Mill Hill East tube station. Benefits include double glazing, gas central heating, guest wc, and own rear garden. Viewing is highly recommended to avoid disappointment.



# 48 Salcombe Gardens, London NW7 2NU

## ENTRANCE:

Upvc double glazed front door opening to:

## HALLWAY:

Doors to lounge, kitchen, radiator, stairs to first floor landing, upvc double glazed frosted window to side aspect.

## LOUNGE:

14'4 x 13'3 (4.37m x 4.04m)

Upvc double glazed bay window to front aspect, gas fireplace, radiator, tv socket, double doors to:

## DINING ROOM:

9'8 x 9'7 (2.95m x 2.92m)

Radiator, door to kitchen, upvc double glazed sliding door opening to rear garden.

## KITCHEN:

10'7 x 9'5 (3.23m x 2.87m)

Range of eye and base level units, radiator, stainless steel sink drainer unit, upvc double glazed window and single door opening to rear garden.

## FIRST FLOOR LANDING:

Doors to bedroom one, bedroom two, bedroom three, bathroom, separate wc, loft access, upvc double glazed frosted window to side aspect.

## BEDROOM ONE:

11'8 x 10'10 (3.56m x 3.30m)

Upvc double glazed window to front aspect, radiator, storage cupboard.

## BEDROOM TWO:

13'2 x 8'10 (4.01m x 2.69m)

Two built in cupboards, radiator, two upvc double glazed windows to rear aspect.

## BEDROOM THREE:

8'7 x 8'6 (2.62m x 2.59m)

Built in wardrobe, radiator, upvc double glazed window to front aspect, radiator.

## BATHROOM:

Comprising of vanity unit hand wash basin, bath with electric shower unit, radiator, upvc double glazed frosted window to rear aspect.

## GUEST WC:

Comprising of low flush wc, upvc double glazed frosted window to side aspect.

## FRONT ASPECT:

Laid to lawn with shrub borders, steps leading down to front door.

## REAR GARDEN:

Paved patio, rest laid to lawn, shrub borders, brick built shed.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
86	86	70	86
<small>For more information, please visit <a href="http://www.gov.uk">www.gov.uk</a></small>		<small>For more information, please visit <a href="http://www.gov.uk">www.gov.uk</a></small>	
<small>England &amp; Wales EPC Directive 2002/91/EC</small>		<small>England &amp; Wales EPC Directive 2002/91/EC</small>	