



 3

Bedrooms

 1

Bathroom







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

Warren Bradley Estates are delighted to offer for sale this three bedroom terraced house located in Church Drive, Kingsbury. The property benefits from two reception rooms, a fitted kitchen, 3 good sized bedrooms, tiled bathroom and separate WC.

Externally there is off street parking for 2 cars, a large rear garden and an outbuilding/garage which could be used as an office as it has its own entrance. Located close to all local amenities this property is offered in good condition and available chain free.

**Porch** 1.90m x 1.50m (6' 3" x 4' 11")

**Entrance Hall** 3.80m x 2.20m (12' 6" x 7' 3")

**Front Reception** 3.60m x 3.30m (11' 10" x 10' 10")

**Rear Reception** 4.06m x 2.00m (13' 4" x 6' 7")

**Kitchen** 3.20m x 2.70m (10' 6" x 8' 10")

**First Floor Landing** 2.95m x 2.36m (9' 8" x 7' 9")

**Bedroom 1** 3.70m x 3.14m (12' 2" x 10' 4")

**Bedroom 2** 4.00m x 3.14m (13' 1" x 10' 4")

**Bedroom 3** 2.50m x 2.36m (8' 2" x 7' 9")

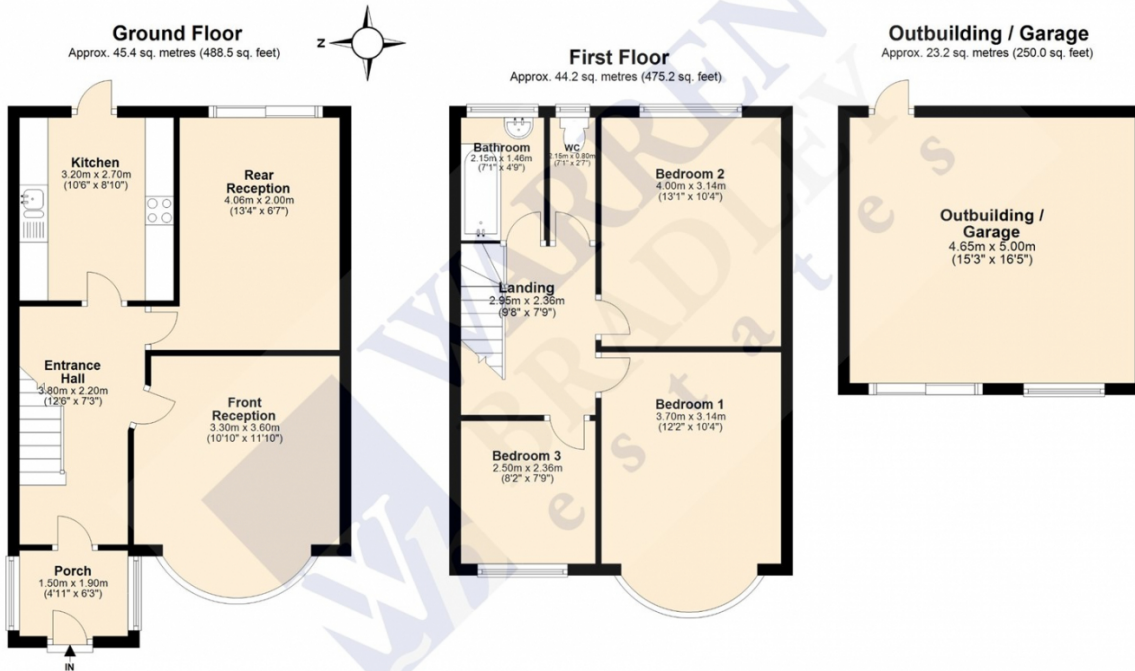
**Bathroom** 2.15m x 1.46m (7' 1" x 4' 9")

**WC** 2.15m x 0.80m (7' 1" x 2' 7")

**Outbuilding/Garage** 5.00m x 4.65m (16' 5" x 15' 3")

**Rear Garden** 14.50m x 5.50m (47' 7" x 18' 1")

**Freehold**



Total area: approx. 112.8 sq. metres (1213.7 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: Church Drive, Kingsbury

