



Asking Price £519,950  
Milton Avenue, Kingsbury



3

Bedrooms



1

Bathroom

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Warren Bradley Estates are delighted to offer for sale as the vendors SOLE AGENT this 3 bedroom terraced house in a fantastic location close to all local amenities and desirable green spaces.

The property would benefit from modernisation throughout and could be extended (STPP) to meet its new owners requirements. Currently the property benefits from a large reception room, dining room, kitchen, 3 good sized bedrooms, a family bathroom, loft space and double glazing.

Externally there is a front and rear garden. Offered chain free.

**Entrance Hall** 4.50m x 2.00m (14' 9" x 6' 7")

**Reception Room** 3.90m x 3.50m (12' 10" x 11' 6")

**Dining Room** 3.60m x 3.20m (11' 10" x 10' 6")

**Kitchen** 4.20m x 2.30m (13' 9" x 7' 7")

**Bedroom 1** 3.60m x 3.30m (11' 10" x 10' 10")

**Bedroom 2** 3.90m x 3.50m (12' 10" x 11' 6")

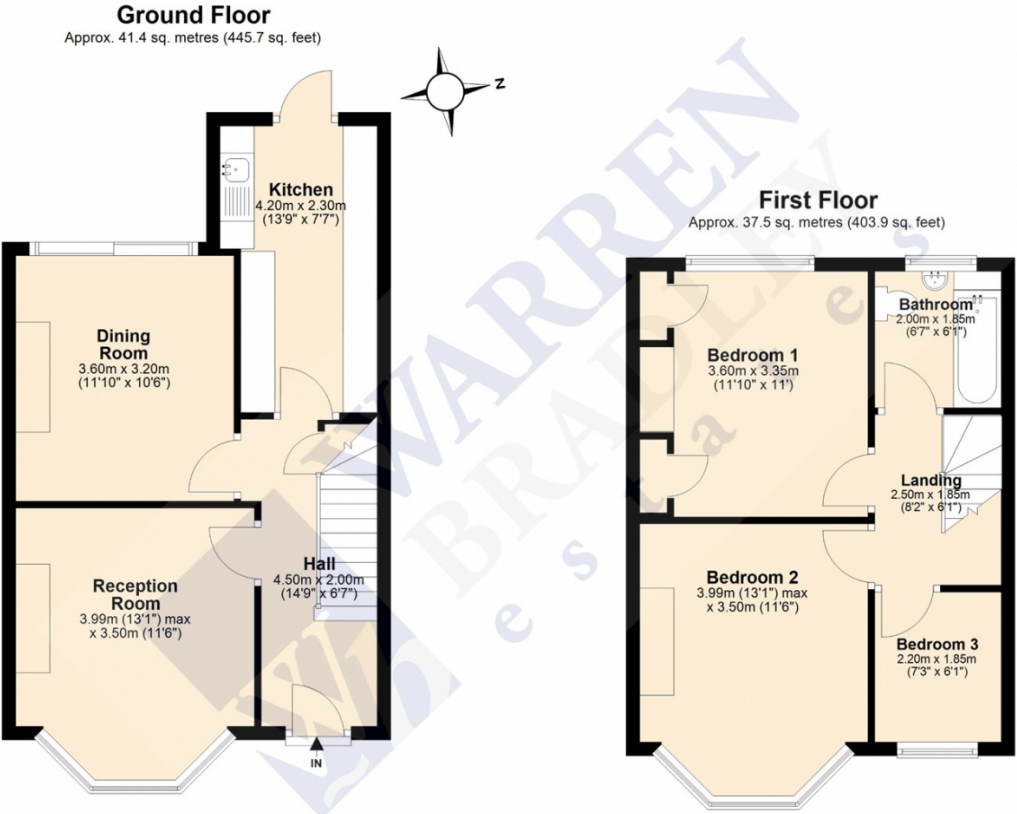
**Bedroom 3** 2.20m x 1.80m (7' 3" x 5' 11")

**Bathroom** 2.00m x 1.80m (6' 7" x 5' 11")


**Landing** 2.50m x 1.80m (8' 2" x 5' 11")

**Front Garden** 6.10m x 5.50m (20' x 18' 1")

**Rear Garden** 19.00m x 5.00m (62' 4" x 16' 5")



Total area: approx. 78.9 sq. metres (849.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<div>51</div>	<div>87</div>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Milton Avenue, Kingsbury

