



Asking Price £399,995  
Hemswell Drive, Colindale



 **3**  
Bedrooms

 **2**  
Bathrooms

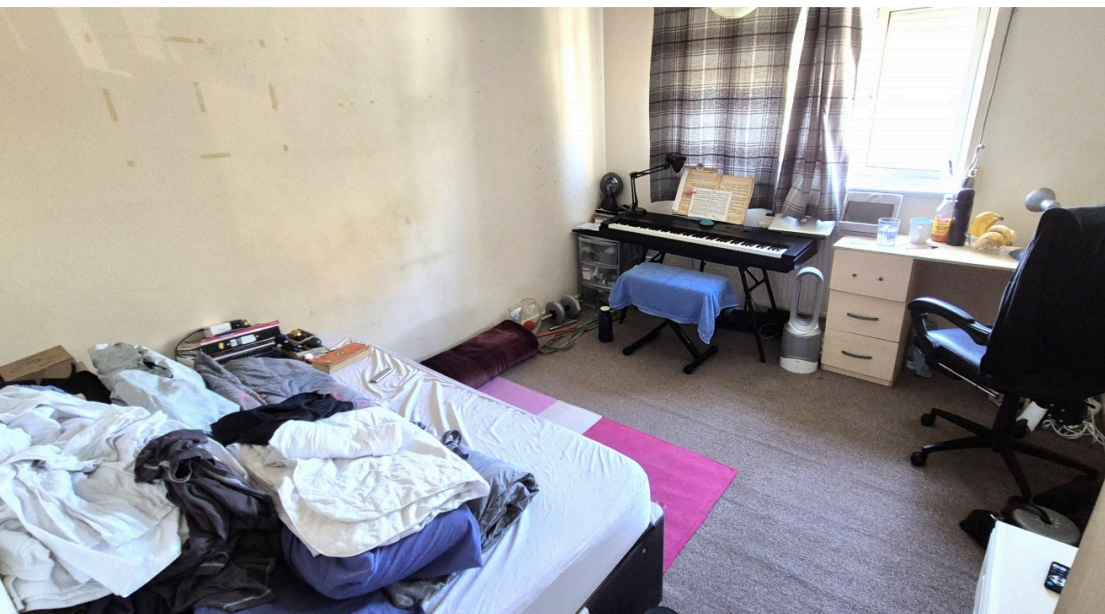
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Warren Bradley Estates are pleased to offer for sale this three bedroom house located close to many local amenities. Internally the property offers spacious living throughout and benefits from a large lounge with dining area, a spacious kitchen, 3 good sized bedrooms, a modern bathroom and downstairs WC.

Externally the property has off street parking, a garage, front and rear gardens.

Offered chain free and in need of modernisation the property is ideal for expanding families or rental investors alike.

**Entrance Hall** 4.00m x 2.90m (13' 1" x 9' 6")

**Reception** 3.90m x 3.30m (12' 10" x 10' 10")

**Dining Room** 3.70m x 3.30m (12' 2" x 10' 10")

**Kitchen** 3.50m x 3.20m (11' 6" x 10' 6")

**Downstairs WC** 2.70m x 1.00m (8' 10" x 3' 3")

**Bedroom 1** 3.90m x 3.20m (12' 10" x 10' 6")

**Bedroom 2** 3.80m x 3.80m (12' 6" x 12' 6")

**Bedroom 3** 3.20m x 2.70m (10' 6" x 8' 10")

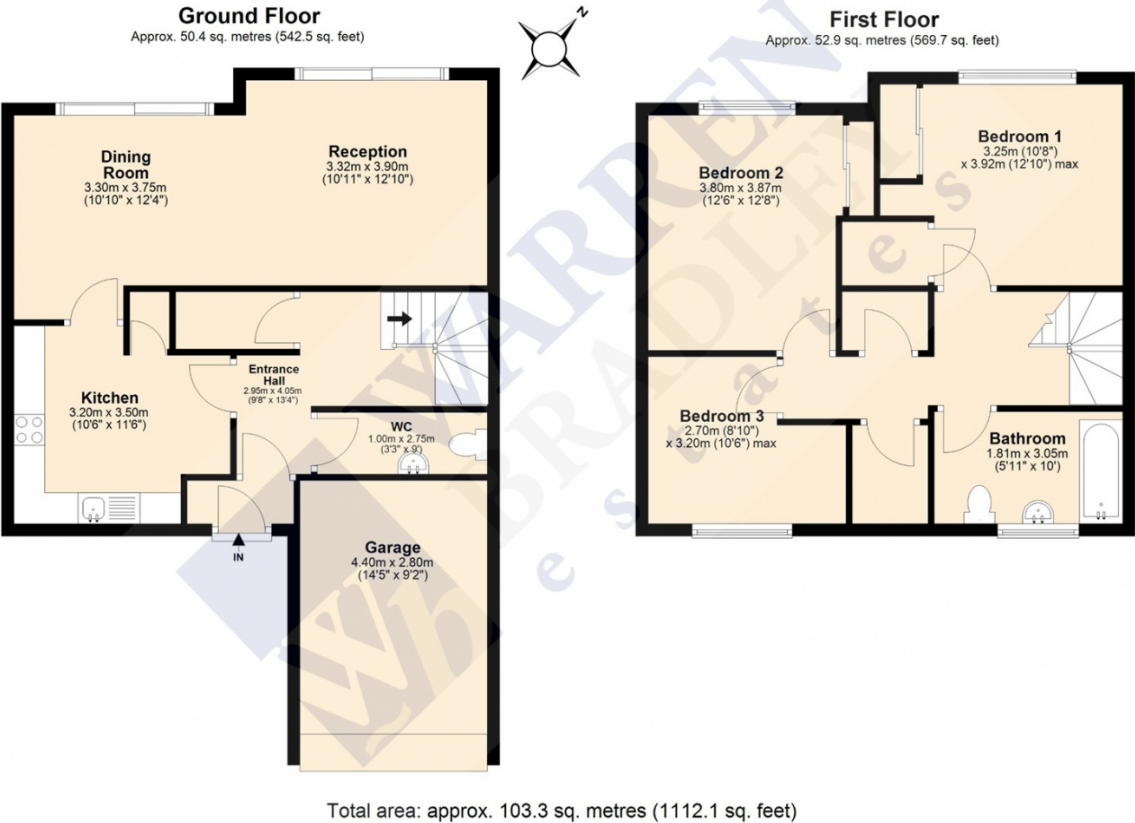
**Bathroom** 3.00m x 1.80m (9' 10" x 5' 11")

**Garage** 4.40m x 2.80m (14' 5" x 9' 2")

**Front Garden** 9.10m x 5.20m (29' 10" x 17' 1")

**Rear Garden** 20.00m x 8.00m (65' 7" x 26' 3")

**Freehold**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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: 1 Hemswell Drive, NW9

