



Burns Road, London, NW10 4DT

Asking Price £750,000 Freehold



**KEY FEATURES:**

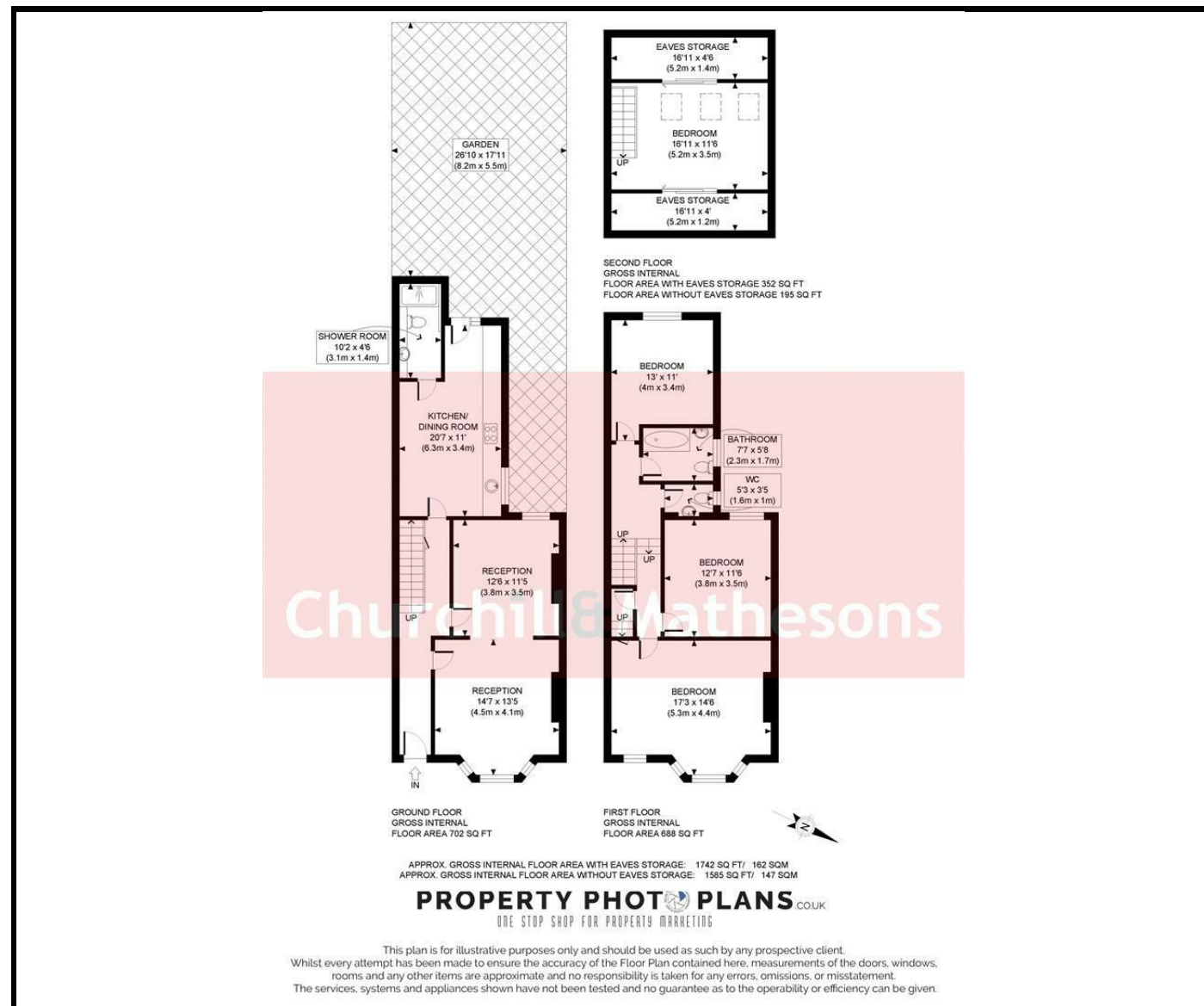
- FREEHOLD
- IMMACULATE
- 4 BEDROOMS
- 2 BATHROOMS
- DOUBLE RECEPTION
- SW FACING GARDEN
- CLOSE TO SCHOOLS

**REDUCED TO SELL**

Welcome to Burns Road, London - a charming location for this stunning 1742sqft 4-bedroom home with plenty of room for a growing family or for those who enjoy having a home office or guest rooms. As you step inside, you are greeted by a spacious double reception room, perfect for entertaining guests or relaxing with your family. The modern open plan kitchen/diner is a chef's dream, offering ample space to create culinary delights. This newly refurbished property boasts high ceilings, adding a touch of elegance to the space, 2 bathrooms one on the ground floor and other on 1st floor. A sun filled south west facing garden perfect for entertaining completes this rare find.

Situated on a quiet street, this house provides a peaceful retreat from the hustle and bustle of city life. Yet, close to shops and restaurants, offering convenience at your doorstep.

Don't miss the opportunity to make this house your home and enjoy all that Burns Road has to offer.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.