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Churchill & Mathesons

Old Oak Lane, London, NW10 6UB

Asking Price £650,000 Freehold



**KEY FEATURES:**

- FREEHOLD
- DECORATED
- 3 BEDROOM
- 2 BATHROOM
- RECEPTION ROOM
- OPEN PLAN KITCHEN / DINER
- UTILITY ROOM
- WEST FACING GARDEN

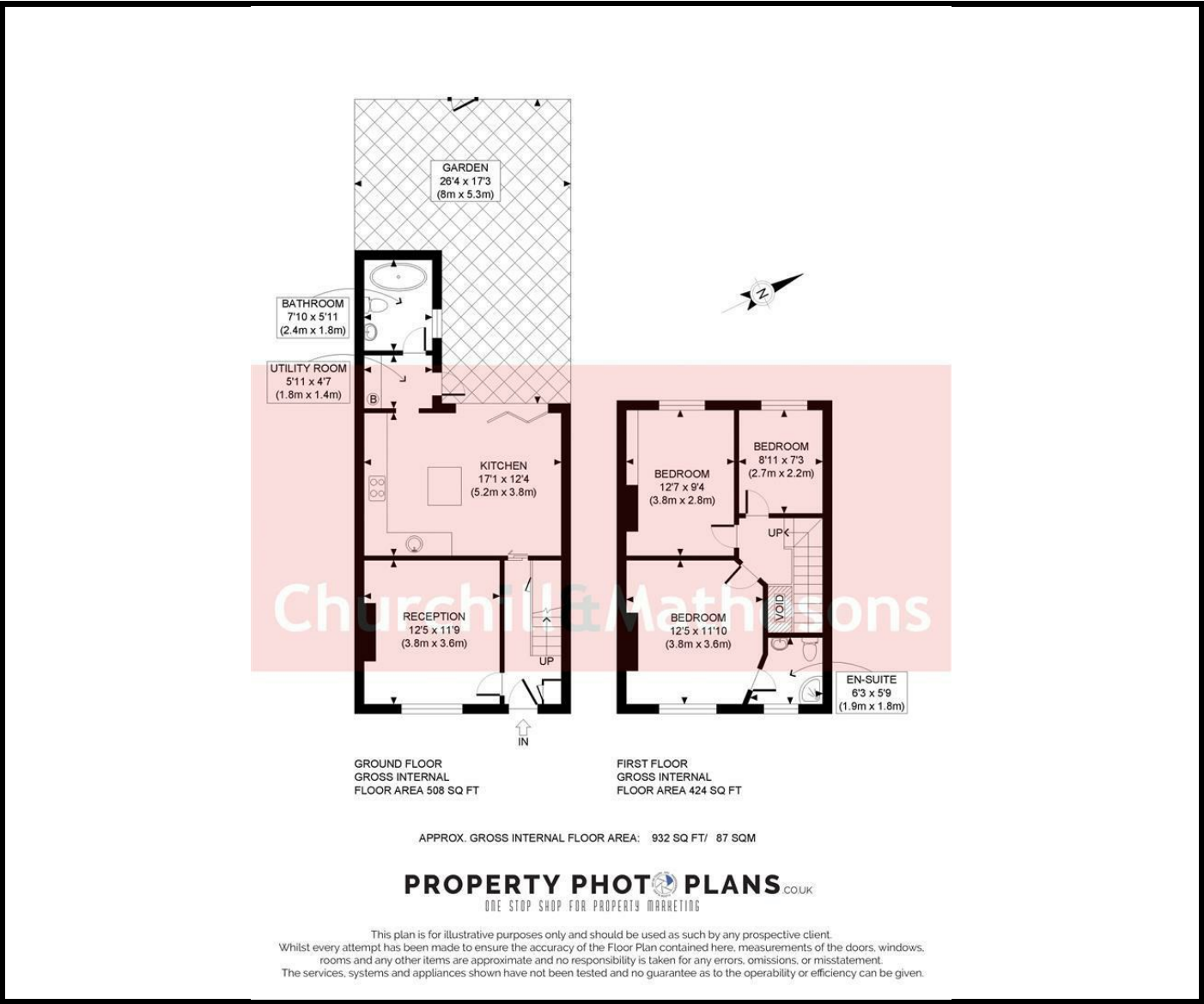
**JUST MOVE IN AND ENJOY**

Found on Old Oak Lane, close to Willesden Junction and HS2, this magnificent 932 sqft cottage offers a delightful blend of modern living, wood laminate floors and traditional character. The beautifully decorated interiors create a warm and welcoming atmosphere, ensuring comfort and elegance throughout. The property boasts 3 well-appointed bedrooms, MAIN EN-SUITE and a second stylish bathroom downstairs, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by an inviting reception room with a modern cosy electric fireplace. The open-plan kitchen diner with a separate utility room is the focal point of this magnificent home, which flows seamlessly through bi-fold doors into a manageable west-facing garden. Your private garden leads through a gate into a gated communal garden with access for bicycles. Your garden is perfect for both casual dining and hosting gatherings, allowing natural light to flood in and providing a lovely view of the outdoor area. It offers a tranquil retreat, ideal for enjoying sunny afternoons or al fresco dining.

With its thoughtful layout and charming features, this property is a true gem in a sought-after location. Whether you are looking to settle down in a vibrant community or seeking a stylish retreat in London, this cottage is sure to impress. Don't miss the opportunity to make this beautiful house your new home.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E	42	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	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.