



78 Penrose Avenue, Carpenders Park, WD19 5AB
£525,000 Freehold



A SEMI DETACHED BUNGALOW WITH SCOPE TO EXTEND FURTHER (spp), ACCOMMODATION COMPRISES, ENTRANCE HALL, LOUNGE, CONSERVATORY, KITCHEN, TWO DOUBLE BEDS AND SHOWER ROOM. together with gas central heating, double glazing, garden and off street parking. Situated in a residential location with access to local shops , schools and Carpenders Park Station (Euston Line). INTERNAL VIEWING RECOMMENDED.

- Entrance hall
- Kitchen
- Shower room
- Double glazing
- Lounge, conservatory
- Two double bedrooms
- Gas central heating
- Off street parking

ENTRANCE HALL

Double glazed entrance door with stained glass windows. Built in storage cupboard and laminate flooring.

LOUNGE
11'10" x 9'



Inset spotlights. Opening to conservatory.

CONSERVATORY
11'2" x 8'10"



Laminate flooring, double glazed windows overlooking the garden. French doors to garden.

KITCHEN
12'6" x 9'



Range of wall and base units, acrylic sink unit, four ring electric hob, oven within housing, spaces for washing machine,

dishwasher, tumble drier and fridge/freezer, laminate flooring, inset spotlights, double glazed window to rear and double glazed door to garden.

BEDROOM ONE
13'8" x 10'1"



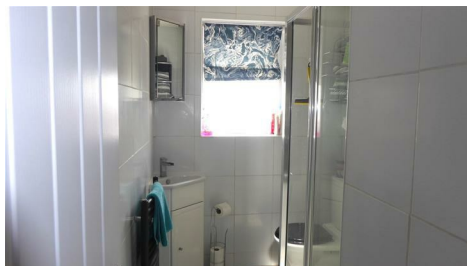
Double glazed bay window with shutter blinds to front.

BEDROOM TWO
12'2" x 10'3"



Double glazed window with shutter blinds to front.

SHOWER ROOM



Shower cubicle, low level WC, corner wash hand basin with vanity unit, tiled walls and double glazed frosted window to rear.

OUTSIDE



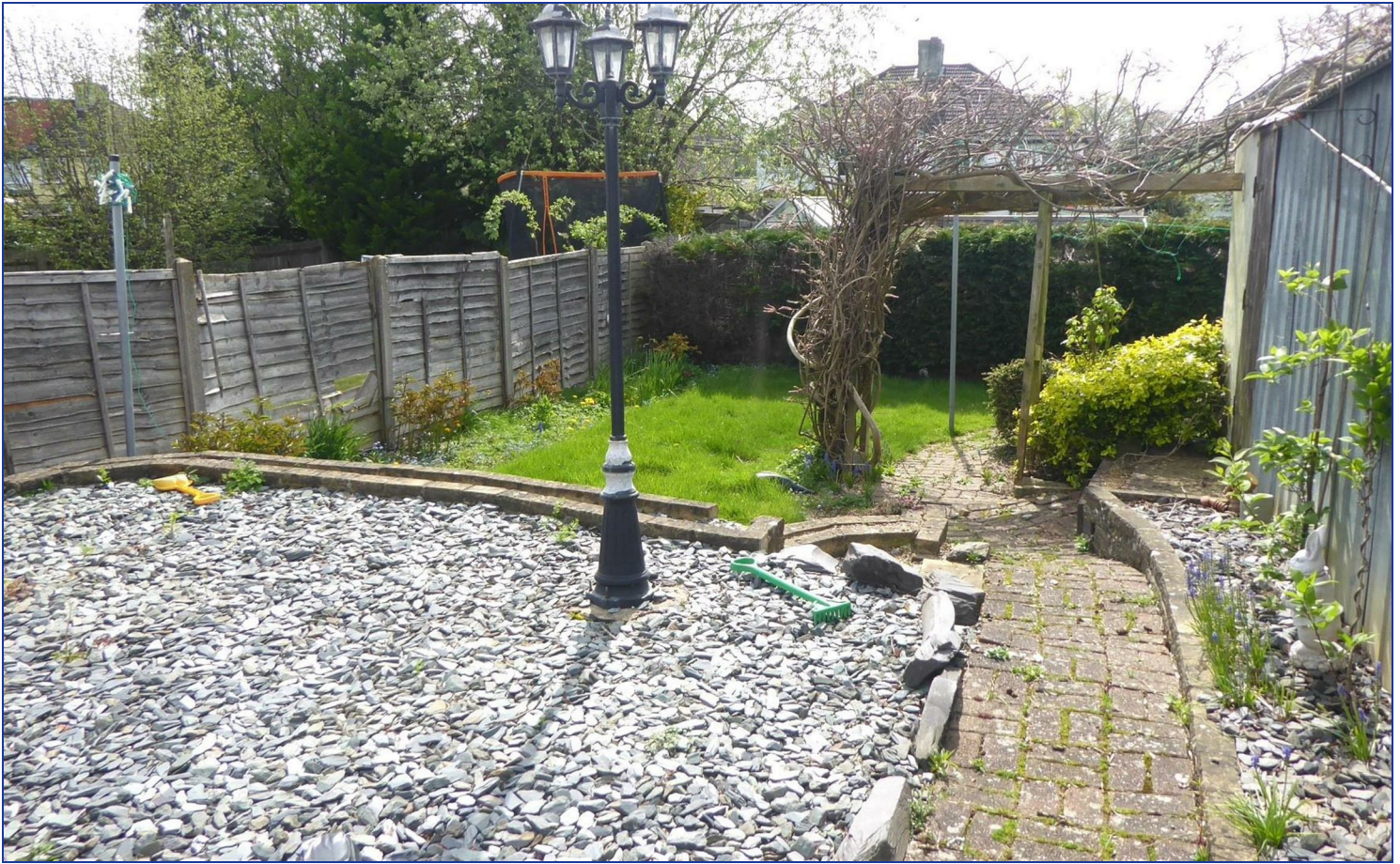
Rear garden extends to approximately 100ft, paved and gravelled areas, lawn, flower borders, vegetable patches, green house, garden shed and detached garage approached via shared drive. Front garden - paved providing off street parking spaces.

GARDEN VIEW

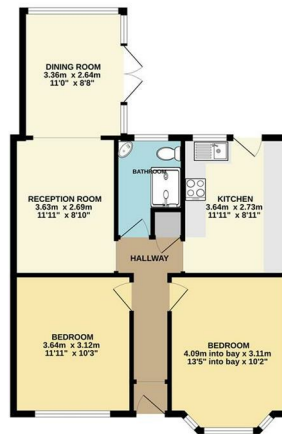


ENERGY EFFICIENCY RATING
D

COUNCIL TAX BAND
D



GROUND FLOOR
64.2 sq.m. (691 sq.ft.) approx.



PENROSE AVENUE
TOTAL FLOOR AREA: 64.2 sq.m. (691 sq.ft.) approx.
Where any measurement has been made, it is for information only and should not be relied upon for any legal purpose. Measurements are given in metres and feet. The actual area may vary slightly due to the way the property is measured. The actual area may vary slightly due to the way the property is measured. The actual area may vary slightly due to the way the property is measured.

FLOOR PLAN

Floor plans are for purchasers' general guidance and are not drawn to scale. Prospective purchasers are encouraged to visit the property to satisfy themselves as to the position of staircases, windows and door openings.

Property Misrepresentation Act 1991

Whilst we endeavour to make our sales details accurate and reliable, if there is a point which is of particular importance to you, please contact this office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. Any appliances or utilities referred to have not been tested by this agent and should therefore be checked by any prospective purchaser. N.B. Please note that unless specifically mentioned in these sales particulars, the carpets, curtains, blinds, light fittings, white goods and furniture are not included in the sale but may be available to purchase by separate negotiation. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

Money Laundering Act 2003.

Intending purchasers will be asked to produce documents to prove identity at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.