



FELIXSTOWE ROAD, KENSAL GREEN
LONDON, NW10 5SS

PRICE £825,000



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VIDEO TOUR AVAILABLE. Situated moments from Kensal Green (Lioness & Bakerloo Line) station and Harrow Road bus routes to Central London, this 1112 sq.ft (103 sq.m) approx Victorian style terraced house comprises 3 double bedrooms, 27ft through lounge, kitchen with modern recently installed gloss units, shower/wc and 16ft x 15ft rear patio/garden with paved side return. This fine family home is offered chain-free, is equipped with double glazed windows, laminate flooring and also offers scope to convert the loft/attic space (stpp). Tenure is Freehold and the Council Tax band is 'C' (London Borough of Brent).



ENTRANCE HALL

enter via double glazed front door to hallway with laminate flooring, built in cupboard with electric meter and consumer unit, understairs cupboard, radiator, open access to :-

THROUGH LOUNGE

27'9 (to bay) x 11'4 (to alcove) (8.46m (to bay) x 3.45m (to alcove))

with double glazed windows, laminate flooring, double glazed door leading to side return and rear garden, spotlighting.

KITCHEN

16'9 x 9'1 (5.11m x 2.77m)

with newly installed modern range of gloss wall and base units, inset sink and drainer, 5-ring hob, Zanussi oven and microwave, central heating boiler, tiled floor, radiator, double glazed doors to rear garden, spotlighting.

STAIRS & LANDING

TO FIRST FLOOR

with access to loft space.

BEDROOM 1

15'2 (to alcove) x 12'6 (4.62m (to alcove) x 3.81m)

with laminate flooring, double glazed windows, spotlighting, ceiling cornice, radiator.



BEDROOM 2

12'6 x 9'3 (to alcove) (3.81m x 2.82m (to alcove))

with laminate flooring, double glazed windows, radiator.

BEDROOM 3

10'9 (to room door) or 8'4 x 9'2 (3.28m (to room door) or 2.54m x 2.79m)

with double glazed windows, laminate flooring, radiator.

SHOWER/WC

with double size shower cubicle with sliding door, pedestal wash hand basin, wc, tiled walls, towel radiator.

GARDEN

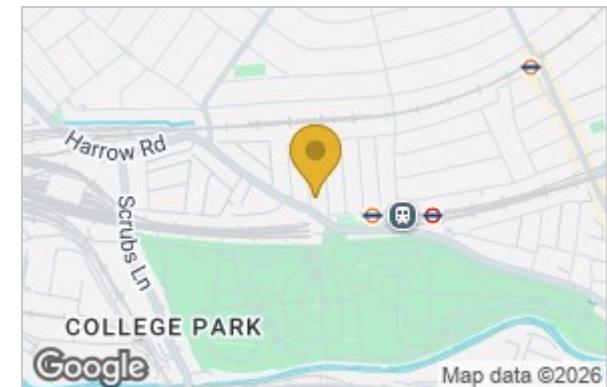
at rear 16'6 x 15'3 (visual estimate) with raised decked patio and store, paved side return area.

TENURE

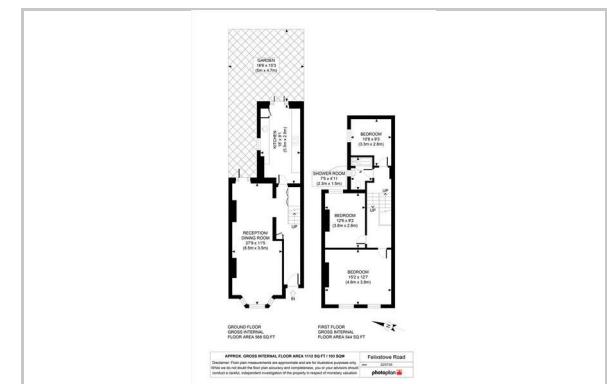
The tenure is Freehold.

The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

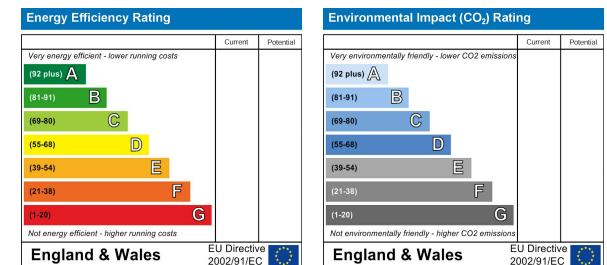
AREA MAP



FLOOR PLAN



ENERGY EFFICIENCY GRAPH



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.