



Colin Drive, London
OIEO £475,000 Freehold

A three-bedroom house located on Colin Drive, NW9, offering excellent potential for modernisation and improvement. The property comprises three bedrooms, one bathroom, a separate kitchen and reception room. In need of Modernization, this is an ideal opportunity for buyers looking to create a home to their own specification or add value through renovation. Conveniently located for local amenities, schools and transport links. EPC RATING D

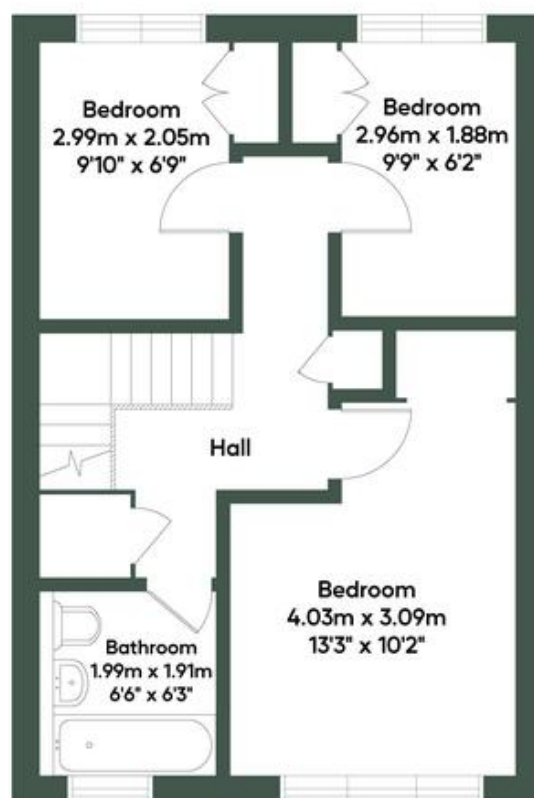
- 3 bedroom house
- Large Garden
- In need of modernization
- Great Location
- Separate Kitchen
- Excellent scope for improvement
- **MUST BE SEEN!**
- On Road Parking
- Options to extend available STTP
- EPC Rating D

COLIN DRIVE, NW9

Approximate Gross Internal Area = 80.97 sq.m / 872 sq.ft



Ground Floor



First Floor



This floor plan is not to scale and measurements and areas are approximate and therefore should be used for illustrative purposes only. maximum widths and

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.