



BIRCHEN GROVE, KINGSBURY, LONDON, NW9
£650,000 FREEHOLD

CHARMING 1920S CHARACTERFUL THREE-BEDROOM SEMI-DETACHED HOME

- COUNCIL TAX BAND E - BRENT

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

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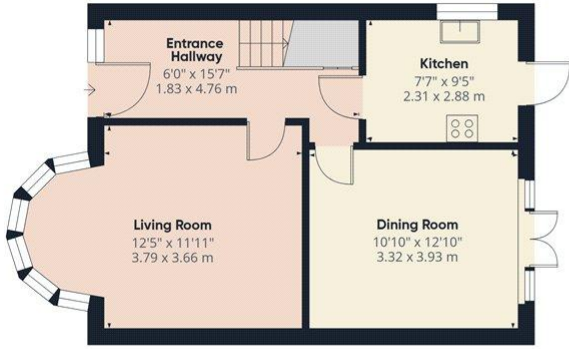
Acquire this beautifully presented three-bedroom semi-detached family home, dating back to the 1920s and retaining a wealth of original character, including traditional wood panelling, solid-wood doors and a stunning stained-glass feature window. The property comprises two generous reception rooms, a modern fitted kitchen, three well-proportioned bedrooms and a stylish family bathroom. Externally, the approximately 135ft west-facing rear garden is a particular highlight, offering mature planting, patio and decking areas, alongside a detached garage/outbuilding providing excellent additional storage or flexible workspace. Situated on an exceptionally quiet residential road, the property is ideally located close to highly regarded schools, Wembley Park's restaurants, cafés and shops, as well as the Welsh Harp reservoir, sailing club and extensive walking and cycling routes. Wembley Park Station is approximately one mile away, providing Jubilee and Metropolitan Line services with excellent connections into Central London. A rare opportunity to acquire a characterful family home combining period charm, an exceptional garden and an enviable location.



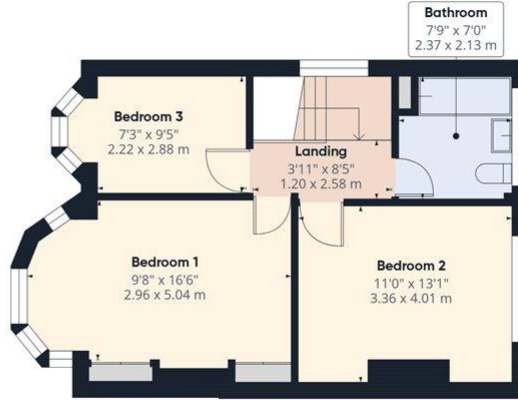
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area[®]
1173 ft²
109.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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