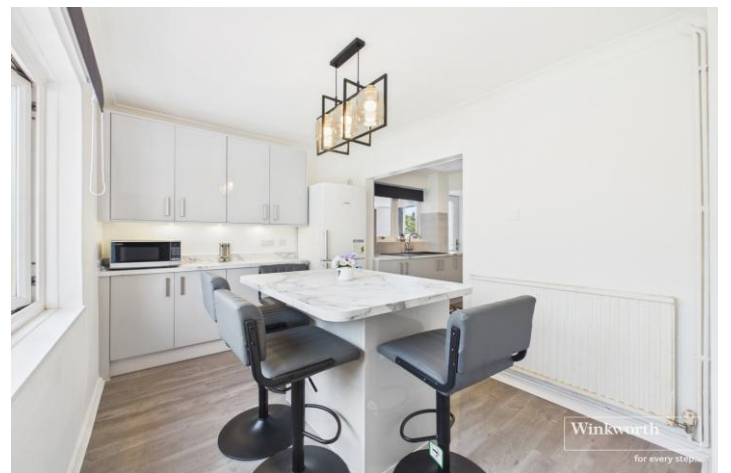




BUSH GROVE, LONDON, NW9
OFFER IN EXCESS OF £600,000 FREEHOLD

CHARMING THREE BEDROOM SEMI DETACHED HOUSE IN A LOVELY CUL DE SAC OF KINGSBURY

- Council Tax Band D – Brent
- CHAIN FREE TURN-KEY FIRST TIME BUYER'S HOME

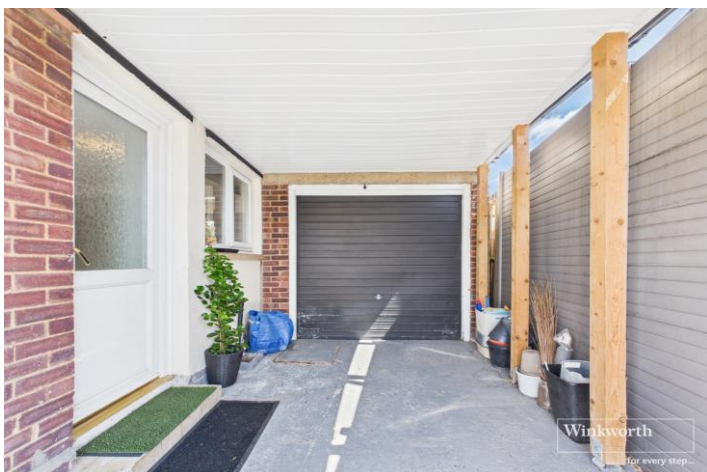
Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

Winkworth

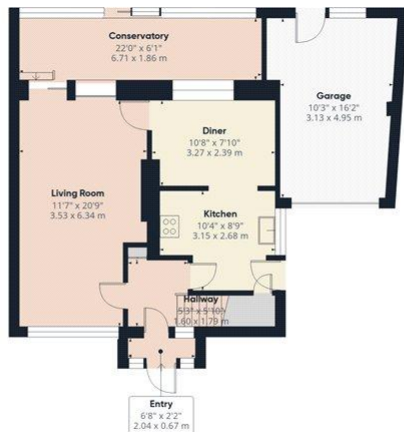


A cherished family home with excellent potential, tucked away in a peaceful residential cul de sac of Kingsbury between Slough Lane and Church Lane. The ground floor comprises a generous living room, a modern and spacious kitchen / diner overlooking the rear garden, a bright sun-filled conservatory, and a garage. Upstairs, the property offers two well-proportioned double bedrooms, a single bedroom, and a family bathroom. Externally, the home benefits from a generous rear garden, a garage, off-street parking, and offers scope for extension - particularly a double side storey (STPP). Ideally located, the property is within easy reach of a range of highly regarded primary and secondary schools, local amenities, places of worship, and excellent transport links. Nearby stations include Kingsbury Station (0.8 miles), Hendon railway station (1.2 miles), and Wembley Park station (1 mile). Residents are also conveniently close to London Designer Outlet, Wembley Stadium, and other popular local attractions. For those who enjoy outdoor living, the beautiful Fryent Country Park is just a short stroll away. An internal viewing is highly recommended to fully appreciate all that this delightful home has to offer. CHAIN FREE.





Winkworth



Ground Floor

Approximate total area⁽¹⁾
1179 ft²
109.6 m²



Floor 1

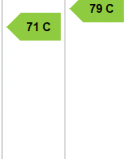
(1) Excluding balconies and terraces

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

GIRAFFE360

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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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