


# Ennerdale Drive, Kingsbury, London, NW9

3 2 2

£750,000 *Freehold*

Occupying a desirable position within an established residential neighbourhood in NW9, this beautifully appointed semi-detached residence presents an appealing blend of contemporary elegance, well-proportioned living spaces and refined family comfort. Thoughtfully presented throughout, the home offers an inviting atmosphere and an exceptional setting for modern living.

## KEY FEATURES

- Beautifully presented semi-detached family home
- Contemporary kitchen with dedicated dining space
- Contemporary recessed LED downlighting fitted throughout
- Generous private rear garden
- Private off-street parking





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## DESCRIPTION

Upon entering, you are welcomed by a bright and inviting interior, with a particularly impressive reception space offering generous proportions. Large windows allow natural light to flood the room, creating a wonderfully uplifting atmosphere, further complemented by a conveniently appointed wet room, adding an extra touch of practicality to everyday living.

The property further benefits from a spacious kitchen and dining area, providing an excellent setting for everyday family life and social occasions. Finished in a contemporary style, the kitchen offers an attractive range of fitted units and integrated appliances, complemented by ample preparation space and room for dining.

Upstairs, the property offers well-proportioned bedrooms, each enjoying a bright and comfortable feel. A well-appointed family bathroom completes the first-floor accommodation.

Externally, the property benefits from a private frontage with its own off-street parking, providing valuable convenience for homeowners and visitors alike.

One of the standout qualities of this home is its combination of modern presentation, generous proportions and practical family accommodation. With its bright reception spaces, contemporary kitchen and comfortable bedroom accommodation, it offers a wonderful opportunity for purchasers looking for a home that balances style with everyday functionality.

Early viewing is highly recommended to fully appreciate all that this property has to offer.













## ROOM DESCRIPTIONS

**Entrance Hall** - 3'4" x 5'3" (1.02m x 1.6m)

**Living Room** - 13'1" x 19'3" (4m x 5.87m)

**Kitchen/Dining Room** - 23'9" x 15'8" (7.24m x 4.78m)

**Wet Room** - 3'9" x 2'2" (1.14m x 0.66m)

**First Floor Landing** - 10'6" x 3'1" (3.2m x 0.94m)

**Bedroom 1** - 10'11" x 10'6" (3.33m x 3.2m)

**Bedroom 2** - 15'10" x 10'9" (4.83m x 3.28m)

**Bedroom 3** - 7' x 5'11" (2.13m x 1.8m)

**Bathroom 1** - 6' x 5'9" (1.83m x 1.75m)

**Second Floor Landing** - 3'2" x 3'2" (0.97m x 0.97m)

**Bedroom 4** - 18'6" x 10'2" (5.64m x 3.1m)

**Ensuite Bathroom** - 5'10" x 6' (1.78m x 1.83m)

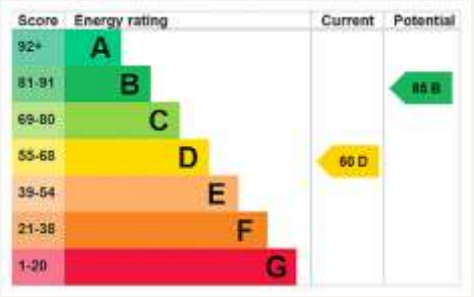
**Garden Shed** - 12'3" x 14'8" (3.73m x 4.47m)

**Bathroom 2** - 6'1" x 3'10" (1.85m x 1.17m)

## MATERIAL INFO

**Tenure:** Freehold
**Council Tax Band:** E
**EPC rating:** D

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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