



CHURCH LANE, KINGSBURY, LONDON, NW9

£675,000 FREEHOLD

CHARMING FOUR-BEDROOM SEMI DETACHED FAMILY HOME

- COUNCIL TAX BAND E - BRENT

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

Winkworth

winkworth.co.uk

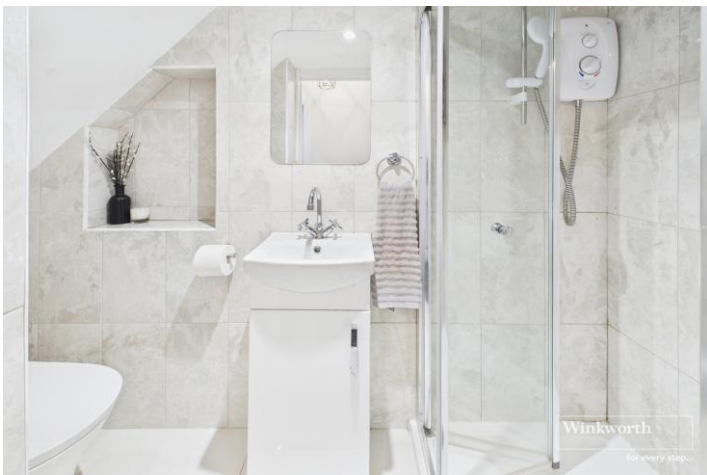
See things differently



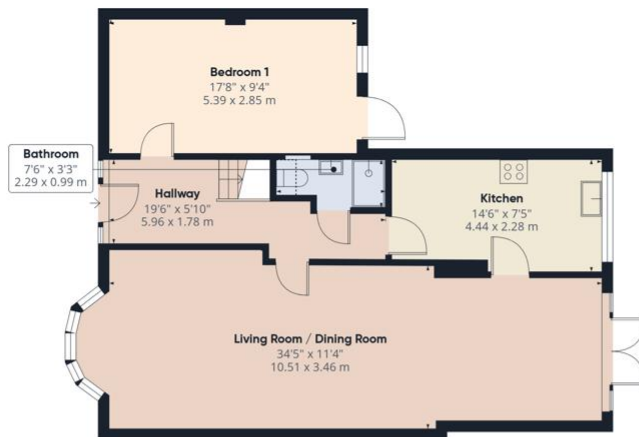
A beautifully maintained four-bedroom semi-detached family home offering bright, well-proportioned accommodation throughout. The ground floor features a modern fitted kitchen, a spacious and light-filled through lounge, a double bedroom, and a contemporary guest shower room. The first-floor hosts three further bedrooms, all served by a modern family bathroom. The property also offers excellent scope for further extension (STPP). Externally, the home benefits from a private, generously sized raised rear garden bordered by trees, with a patio area perfect for outdoor dining. To the front driveway is off street parking. Ideally positioned on a well-connected street with amenities and easy access to the M1, A406 and surrounding routes conveniently located close to well-regarded schools, and a short stroll from Welsh Harp and Fryent Country Park settings.



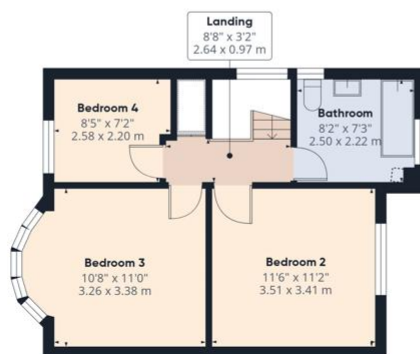
Winkworth



Winkworth



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1211 ft²
112.5 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.