



Rucklidge Avenue, Willesden Junction, London, NW10  
£885,000 *Freehold*

4 2 2

A wonderful and fully extended, four bedroom family home, close to local amenities, major transport links and Schools.

#### KEY FEATURES

- FULLY EXTENDED
- FREEHOLD
- FOUR BEDROOMS
- GUEST WC
- CLOSE TO BAKERLOO & OVERGROUND
- CATCHMENT FOR LOCAL SCHOOLS



Kensal Rise & Queens Park

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### DESCRIPTION

This wonderful family home has been fully extended and is spread over three floors and 1,594 sqft. There is a fantastic double loft conversion which is the principle bedroom with ample storage, and separate bathroom with shower enclosure and walk in wardrobe/dressing area. On the first floor you will find three double bedrooms, with the largest benefitting from built in wardrobes and feature fire place. The family bathroom is a three piece suite. On the ground floor, there is a double reception and dining room with bespoke joinery in the alcoves. Off the front hallway, you will find a separate guest WC. Finally, to the rear of the property is a spacious kitchen with both side return and rear extension with direct access via full height sliding doors on to the garden. This space is flooded with natural light and it's a wonderful entertaining area. The garden is paved and therefore low maintenance. Viewing of this property comes highly recommended.







## LOCATION

Rucklidge Avenue enjoys a convenient location close to Willesden Junction Station, providing access to the Overground and Bakerloo Line. The area is well-served by a variety of coffee shops, delis, and gastropubs along Park Parade and in Kensal Green. Additionally, the Number 18 bus on Harrow Road offers a handy connection to Euston.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/KQP170020>

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.

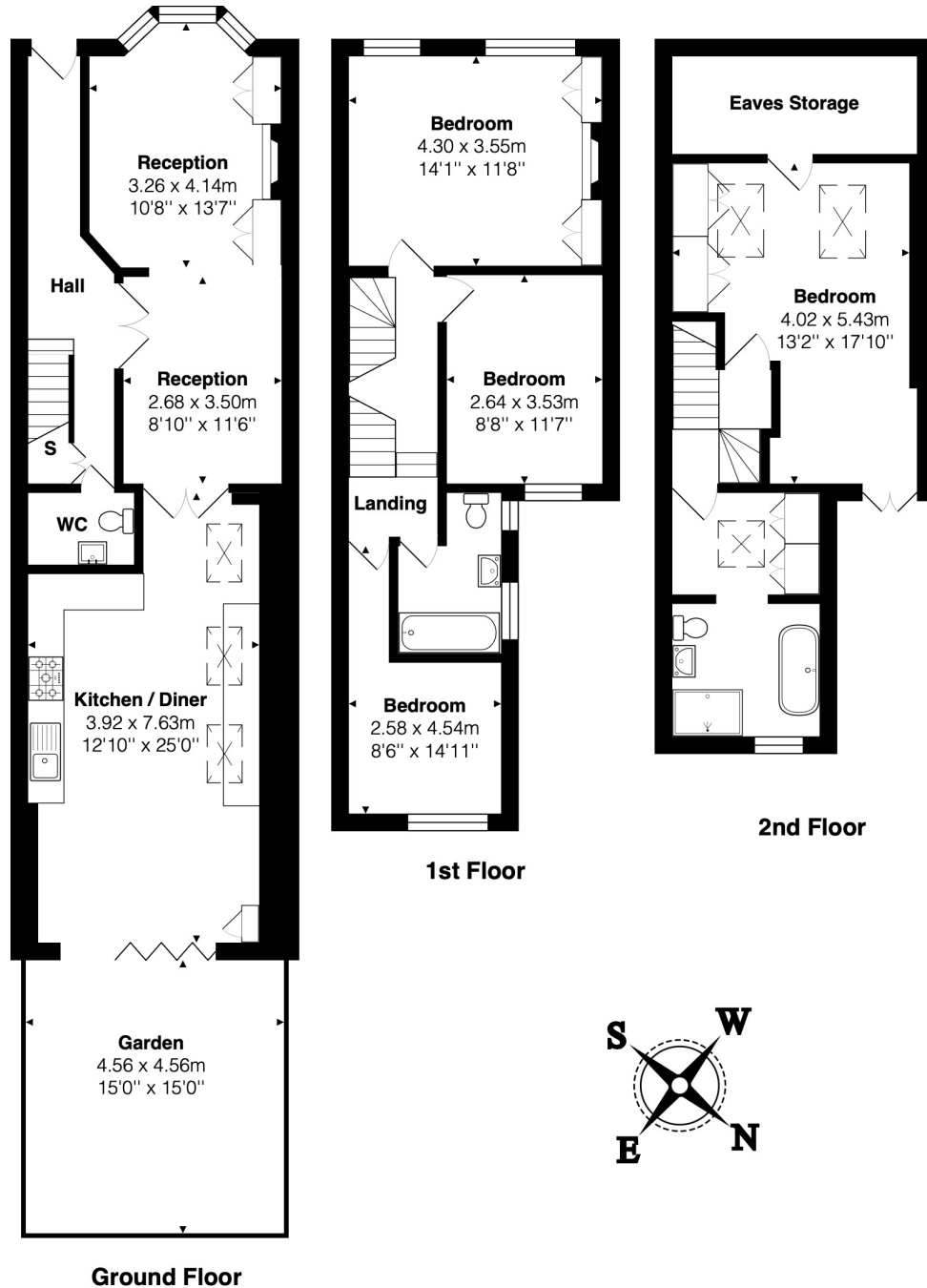
## MATERIAL INFO

**Tenure:** Freehold

**Council Tax Band:** D

**EPC rating:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 148.1 m<sup>2</sup> ... 1594 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only

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