



GIRTON AVENUE, KINGSBURY, LONDON, NW9  
**£675,000 FREEHOLD**

## THREE BEDROOM SEMI DETACHED FAMILY HOME

Kingsbury | 020 8204 0000 | [kingsbury@winkworth.co.uk](mailto:kingsbury@winkworth.co.uk)

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Set on the much-loved Girton Avenue, just a short distance from the heart of Kingsbury, this charming semi-detached home offers generous and well-planned living space ideal for families. The ground floor features a bright and spacious double reception room, flowing through to a modern extended kitchen with a dining area that overlooks the rear garden. A guest W/C completes the downstairs layout. Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom. The property also offers excellent potential to extend further (STPP), allowing for future growth. Externally, the home boasts a lovely rear garden with a versatile outbuilding, perfect for storage or utility use, along with off-street parking on the front driveway. An internal viewing is highly recommended to appreciate all this home has to offer.



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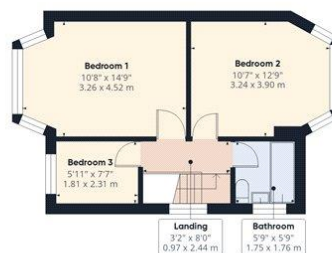


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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
 1290 ft<sup>2</sup>  
 119,9 m<sup>2</sup>

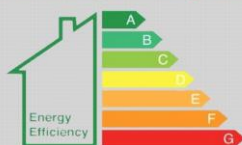
(1) Excluding balconies and terraces

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.

EPC rating coming soon



**Tenure:** Freehold

**Council Tax Band:** E - Brent

All figures that are shown were correct at the time of printing.

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