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Colin Park Road, NW9

£675,000 *Freehold*



Situated on a quiet residential road in the popular NW9 postcode, this well-proportioned semi-detached family home on Colin Park Road offers spacious and versatile accommodation arranged over two floors, complemented by private outdoor space and off-street parking.

KEY FEATURES

- SEMI-DETACHED FAMILY HOME
- FOUR BEDROOMS
- DOWNSTAIRS W/C
- THROUGH LOUNGE/DINING AREA
- CRAZED PAVED FRONT GARDEN WITH DRIVEWAY
- GATED ACCESS TO THE DETACHED GARAGE AND REAR GARDEN



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The ground floor welcomes you through an entrance porch into a central hallway, creating a practical and inviting entrance to the home. Off the hallway is a convenient downstairs W/C and a generously sized double bedroom, ideal for guests, multi-generational living or use as a home office. To the rear of the property is a bright and spacious through lounge providing both living and dining areas, offering an excellent space for relaxing or entertaining, with direct access through to the kitchen which overlooks the rear garden.

The first floor comprises two well-proportioned double bedrooms, a further single bedroom suitable as a nursery, study or dressing room, and a family bathroom serving the upper floor.

Externally, the property benefits from a front garden laid with a distinctive crazed pavement design and a private driveway providing off-street parking. There is gated side access leading to a garage and the rear garden, which features a decking area ideal for outdoor dining and entertaining, alongside a lawned garden providing additional space for families and leisure.



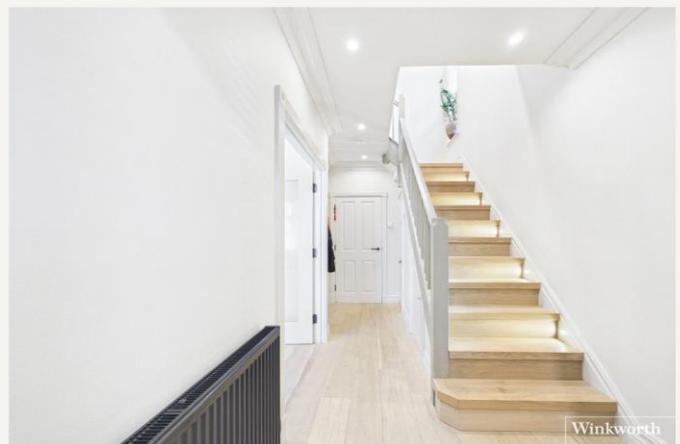
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MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: TBC



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m
 1461 ft²
 135.8 m²

Reduced headroom
 1 ft²
 0.1 m²

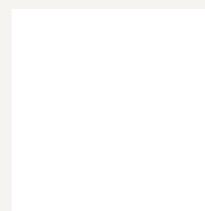
(1) Excluding balconies and terraces

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

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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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