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OLD CHURCH LANE, KINGSBURY, LONDON, NW9

**£1,450,000 FREEHOLD**

# GORGEOUS FOUR BEDROOM DETACHED RESIDENCE DWELLING OVER 2236 SQ FT

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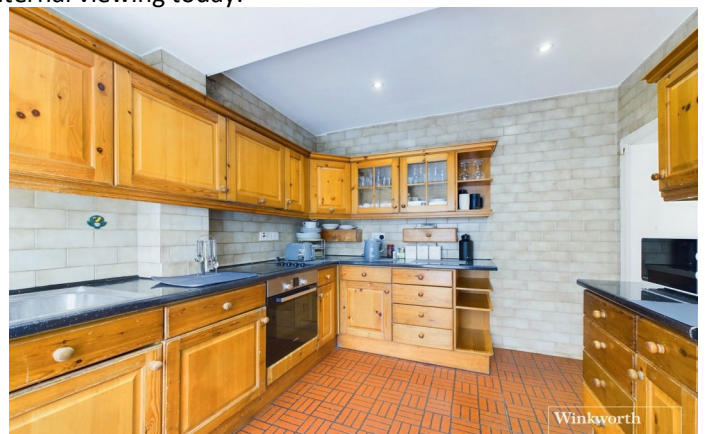
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Welcome to Old Church Lane, Kingsbury, where luxury and convenience meet within the grounds of this wonderful, detached residence. Tucked away behind its own gates, this property offers the perfect blend of security and privacy, ensuring peace of mind for you and your family. As you enter through the gates, you're greeted by a charming exterior that sets the tone for the forever home found within. This home is conveniently located within easy reach of local schools, amenities, and transport links, making daily life a breeze. Arranged over three levels, this residence boasts an impressive layout designed for both comfort and functionality. The ground floor features three spacious reception rooms, ideal for entertaining guests or simply relaxing with loved ones. The heart of the home lies in the well-appointed kitchen, complemented by a lovely dining room and convenient utility room. A W/C adds to the practicality of the ground floor layout. Ascending to the first floor, you'll find three inviting bedrooms, one of which includes an en suite for added luxury. A family bathroom, complete with a separate W/C, ensures convenience for the entire household. The fourth bedroom, located on the extended third floor, offers unparalleled privacy and tranquillity. Storage is ample throughout the property, catering to your organizational needs effortlessly. Step outside to discover a beautiful, sizable rear garden, providing the perfect setting for outdoor gatherings. A garage and generous off-street parking for multiple vehicles further enhance the convenience and functionality of this exceptional residence as well as further scope to extend (STPP). Don't miss the chance to experience this home's potential for yourself – schedule an internal viewing today.



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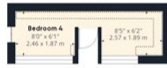
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**Ground Floor**



**Floor 1**



**Floor 2**

**Approximate total area<sup>(1)</sup>**  
 2236.61 ft<sup>2</sup>  
 207.79 m<sup>2</sup>

**Reduced headroom**  
 33.68 ft<sup>2</sup>  
 3.13 m<sup>2</sup>

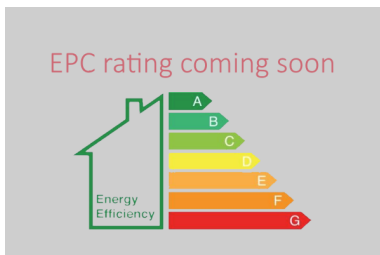
(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.



**Tenure:** Freehold

**Council Tax Band:** G

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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