



SANDHURST ROAD, KINGSBURY, LONDON, NW9
OFFERS IN EXCESS OF £600,000 FREEHOLD

CHAIN FREE THREE BEDROOM SEMI-DETACHED HOUSE

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

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DESCRIPTION: Nestled in the heart of Kingsbury, this delightful semi-detached house presents an enticing blank canvas. The ground floor features a spacious double reception room adjoining with an extended modern kitchen, and a convenient shower room enhancing the home's appeal. Upstairs you will find a practical family bathroom with a separate WC and three generously sized bedrooms each filled with plenty of natural light. External benefits include a spacious rear garden. The property is conveniently located just a ten-minute walk from Queensbury Station (Jubilee Line) and within close proximity to an array of shopping, dining, religious and educational facilities. An internal viewing is advised to appreciate this home at its entirety.



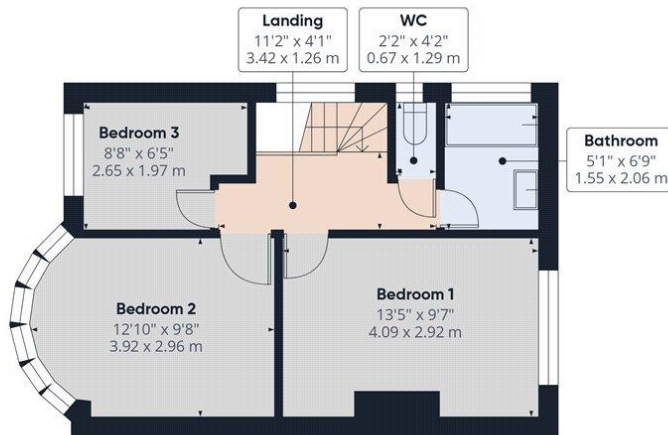
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Ground Floor



Floor 1

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Approximate total area⁽¹⁾
901 ft²
83.7 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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	58 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E – Brent

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

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