



SANDHURST ROAD, KINGSBURY, LONDON, NW9

£575,000 FREEHOLD

RARELY AVAILABLE MID TERRACE THREE BEDROOM HOUSE IN A PRIME LOCATION

- COUNCIL TAX BAND D - BRENT

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Nestled between the vibrant centres of Queensbury and Kingsbury, this charming home offers an exciting opportunity for modernisation. Cherished by the current owners for over 50 years, the property is now ready to welcome its next chapter. The ground floor comprises two generously sized reception rooms, a well-positioned kitchen, a conservatory overlooking the garden, and a convenient guest W/C. The first-floor hosts three bedrooms served by a practical family bathroom. Externally, the property benefits from a good-sized rear garden, a useful storage outbuilding, and off-street parking. Ideally located, the home is within a ten-minute walk of Queensbury & Kingsbury Station (Jubilee Line) and close to a wide range amenities. An internal viewing is highly recommended to fully appreciate the potential and charm this home has to offer.



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Approximate total areaⁿ⁾

(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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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