



ROE LANE, KINGSBURY, LONDON, NW9
£665,000 FREEHOLD

FOUR BEDROOM END OF TERRACE HOME ROE GREEN VILLAGE

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



for every step...

winkworth.co.uk

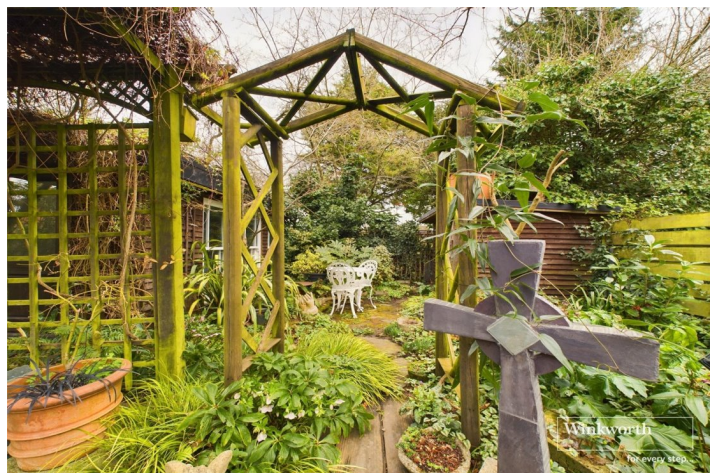


DESCRIPTION: Welcome to this charming four-bedroom house nestled in a serene neighbourhood, boasting an array of delightful features perfect for comfortable living. The ground floor hosts a well-appointed bedroom, and airy reception room adjoining with a crisp white kitchen exuding modern elegance. Adjacent to the kitchen is a cozy lounge / dining area, bathed in natural light, offering a seamless flow for entertaining guests or enjoying family gatherings. From here, you can enjoy picturesque views of the meticulously maintained extensive garden, providing a serene backdrop for relaxation and enjoyment. Nestled in the gorgeous garden you will find a fondly loved summer house currently being used as an arts and crafts studio. The ground floor also features a convenient downstairs shower room, adding practicality to the layout and enhancing the overall convenience of daily living. Ascending to the first floor, you will find three comfortable bedrooms, each offering a space for rest and rejuvenation after a long day. Additionally, the loft hosts a generous storage facility. An idyllic sanctuary to call home. An internal viewing is a must.



Winkworth

for every step...



Winkworth

for every step...



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
 1225.16 ft²
 113.82 m²

Reduced headroom
 5.66 ft²
 0.53 m²

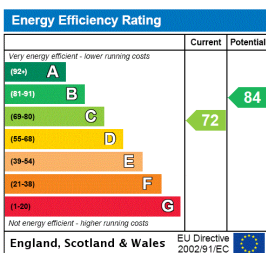
(1) Excluding balconies and terraces

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: D

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.

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



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.