



CHURCH DRIVE, KINGSBURY, LONDON, NW9  
OFFERS IN EXCESS OF £700,000 FREEHOLD

## GORGEOUS THREE BEDROOM SEMI DETACHED FAMILY HOME

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

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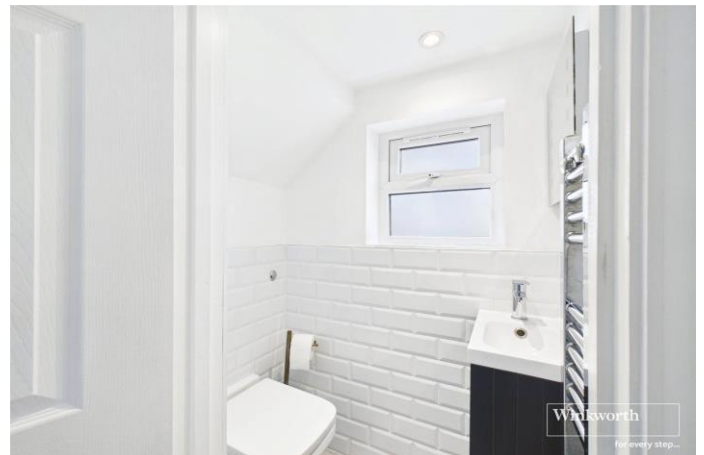
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Step into this beautifully presented three-bedroom semi-detached home, offering comfortable modern living with exceptional indoor and outdoor spaces. The ground floor boasts a stunning kitchen/dining area, seamlessly designed for both practicality and style. With bi-fold doors opening to the generous garden, natural light floods the space, offering sweeping views and a perfect flow for entertaining. A cosy living room provides a separate retreat, while a convenient W/C completes this level. The garden is a true highlight, featuring a pergola-style bar and seating area, the perfect setting for hosting summer gatherings and outdoor relaxation. You'll also find a rear garage, providing additional storage or potential workspace. Upstairs, you'll find three well-sized bedrooms, all served by a comfortable and modern family bathroom. With the added benefit of off-street parking, and scope to extend (STPP), this home is ready to grow with your family. Located within the catchment area for regarded schools, with excellent transport links including Kingsbury Station (Jubilee Line), Wembley Station (Metropolitan Line), and easy access to the A406 & beyond. An internal viewing is a must.



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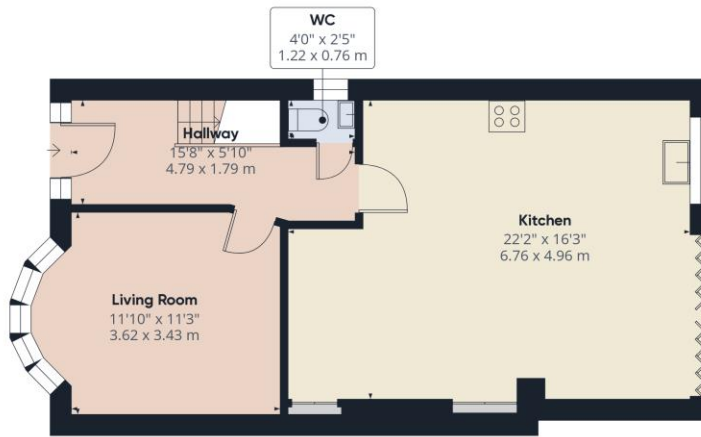
for every step...



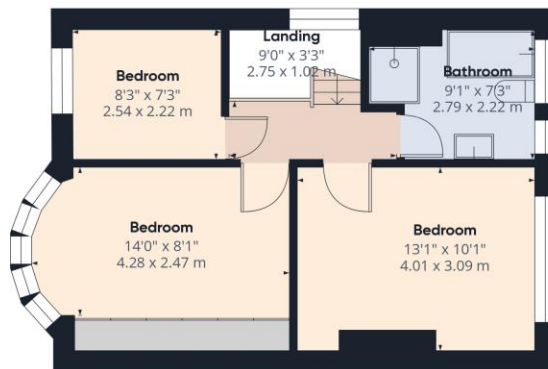


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Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**

1007.61 ft<sup>2</sup>  
93.61 m<sup>2</sup>

**Reduced headroom**

0.35 ft<sup>2</sup>  
0.03 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

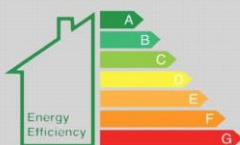
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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.

EPC rating coming soon



**Tenure:** Freehold

**Council Tax Band:** E – Brent

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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