



BURNS ROAD, LONDON, NW10
£725,000 FREEHOLD

A WELL-PRESENTED THREE DOUBLE BEDROOM FAMILY HOME WITH FUTURE SCOPE TO EXTEND (STPP) AND SOUTH-WEST FACING GARDEN.

Kensal & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk





LOCATION:

Burns Road is ideally situated near Roundwood Park in Harlesden making it one of the best roads in the area. Park Parade is less than a 1/4 mile away with its array of shops bars and cafes including Rubio's and the Royal Oak Gastro Pub.

Maple Walk Independent School is located a short walk away from the property and a big attraction for families to the area.

Local transport is excellent at Willesden Junction with the London Overground, Underground Bakerloo Line and National Rail, (and a future HS2 hub at Old Oak Common).





DESCRIPTION:

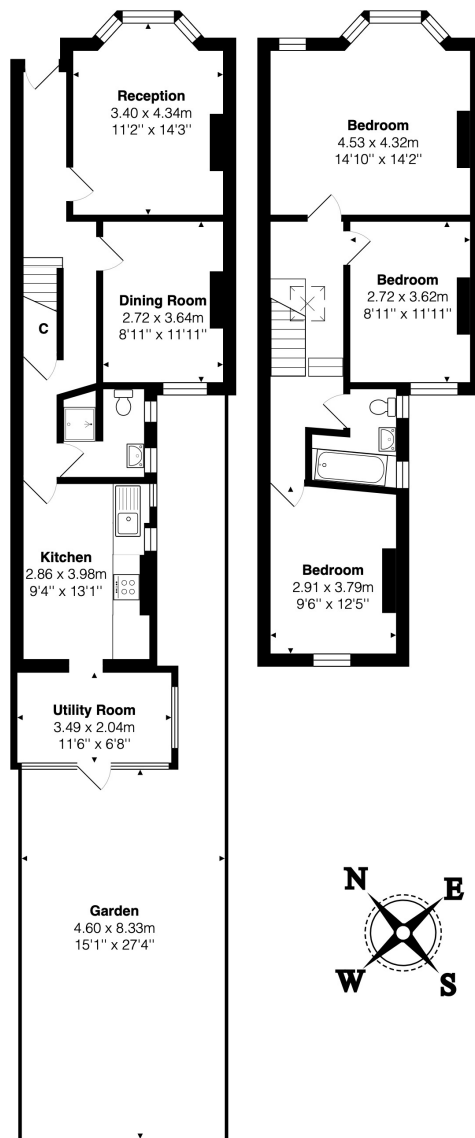
We are pleased to offer this recently decorated three bedroom family home, well located to transport links and amenities of Harlesden. The ground floor of the property comprises of a separate reception room and dining room, guest WC with shower and spacious kitchen and breakfast area. There is the added benefit of a lean-to, with direct access on to the garden. The garden is fully paved with flower beds, and being South-West facing, it is a great sun trap.

On the first floor, there are three double bedroom and main bathroom. The bathroom has recently been renovated and is now a fully tiled, three piece suite.

Additionally, the property has recently had all windows replaced, now offering double glazing to improve efficiency and reduced noise levels.

Planning permission is granted/in place for a ground floor single story side extension, with pitched roof for the rear utility room. This will add considerable square footage of internal living space. Further planning permission can be submitted for a loft conversion.

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Total Area: 112.7 m² ... 1213 ft² (excluding garden)

All measurements are approximate and for display purposes only

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.

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