



Purley Avenue, London, , NW2 1SH
Asking Price £1,250,000

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EXCLUSIVE



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This beautifully extended chalet-style semi-detached home has been thoughtfully designed by the current owners, offering an impressive combination of space, natural light and versatile family living.

The ground floor is centred around a superb open-plan kitchen/reception space, with a generous double-fronted living area. Bi-folding doors open directly onto the decking and substantial private rear garden. The ground floor also benefits from an additional bedroom.

At the rear of the garden is a substantial detached outbuilding, currently arranged as a summer house/home office.

Upstairs, the principal bedroom is particularly spacious and benefits from a large en-suite and excellent storage. Two further well-proportioned bedrooms are complemented by a Jack and Jill en-suite bathroom, completing this generously proportioned family home.

Purley Avenue is a quiet residential road, conveniently positioned for local amenities and transport connections, with easy access to the A406 and M1. Brent Cross Shopping Centre is also within easy reach, alongside a variety of schools, green spaces and everyday amenities.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

DISCLAIMER

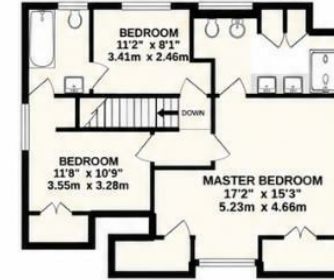
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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GROUND FLOOR
1311 sq.ft. (121.8 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1980 sq.ft. (184.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing Arrangements

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