



Bridge Road, London, NW10 9DG

Asking Price £400,000 Freehold



#### KEY FEATURES:

- FREEHOLD MID-TERRACE
- 890 SQFT
- 2 / 3 BEDROOM HOUSE
- 2 / 1 RECEPTIONS
- 1 BATHROOM
- SEPARATE KITCHEN
- UTILITY ROOM
- REAR GARDEN
- CLOSE TO SHOPS
- GOOD TRANSPORT

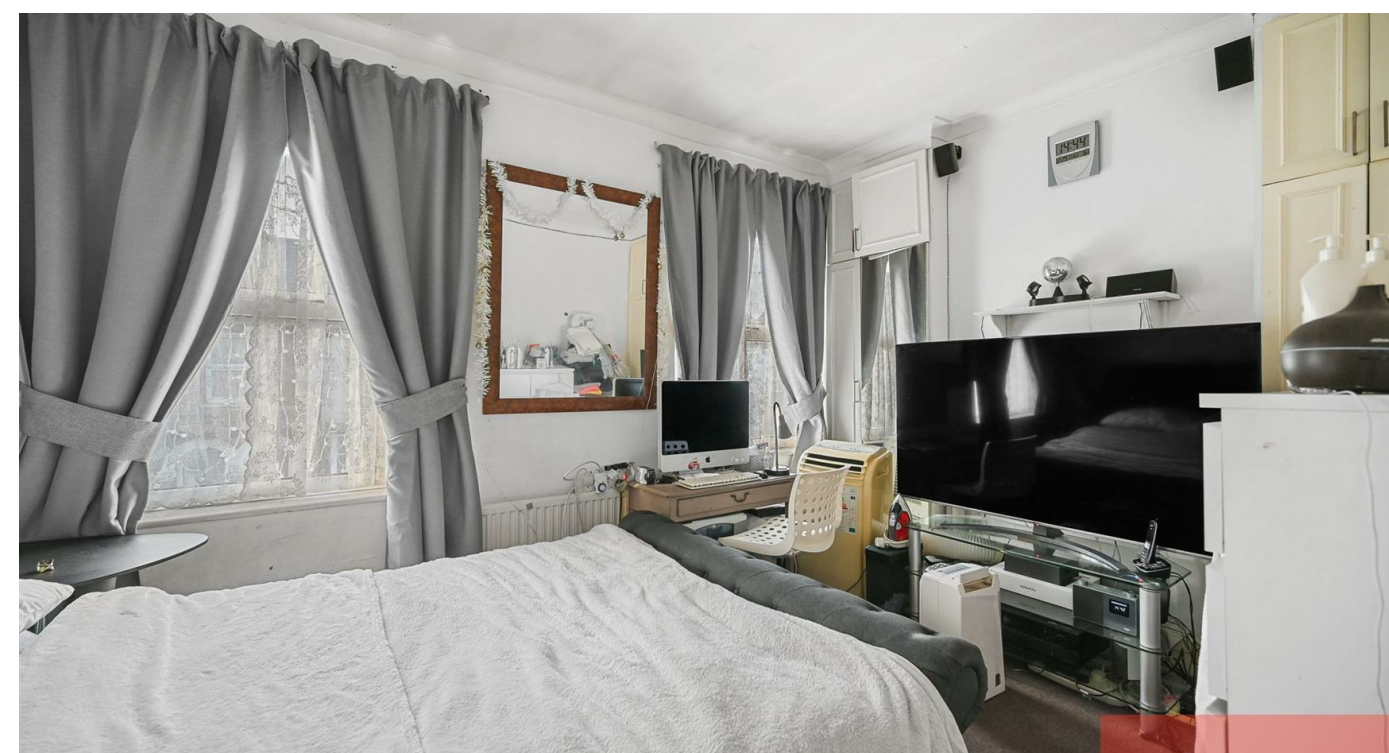
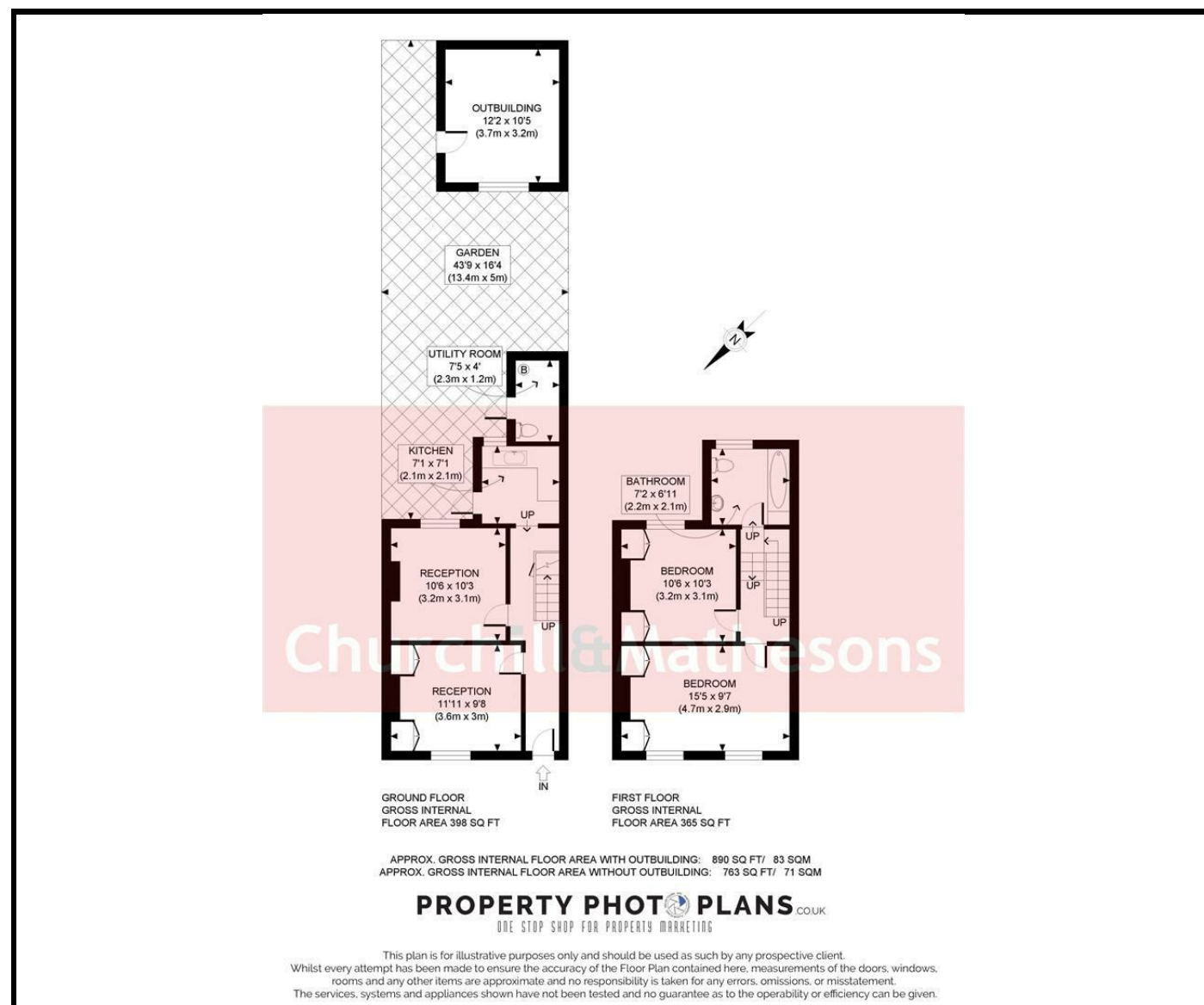
#### CHARMING MID-TERRACE HOME PRICED TO SELL

Found on Bridge Road in London, NW10, this delightful low maintenance home is perfect for a young family. Spanning 890sqft, the property features 2 well-proportioned bedrooms, and a family bathroom upstairs. There is a welcoming reception room that exudes warmth and character, and a separate dining room that could double as the 3rd bedroom.

Leading out of the kitchen is a small back veranda that leads to a generously sized garden, perfect for enjoying sunny afternoons or hosting gatherings. There is a small utility room outside that offerings convenience and some storage. The outbuilding at the bottom of the garden is a versatile space, whether you envision it as a home office, workshop, or extra storage.

Bridge Road is located close to local shops, cafes and schools. Local transport links that include bus routes to Wembley, Brent Cross and Willesden Green. The Jubilee, Lioness and Bakerloo lines are circa 1mile away so easy walking distance. For motorists the North Circular Road is near by offering a short drive to Golders Green, Neasden and Brent Cross Shopping Complex. Local Authority London Borough of Brent.

Don't miss the chance to make this charming terraced house your new home.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.