



BURGESS AVENUE, KINGSBURY, LONDON, NW9
£699,950 FREEHOLD

SPACIOUS FIVE BEDROOM SEMI-DETACHED HOUSE

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

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A lovely extended five-bedroom semi-detached home, perfectly situated on a residential road popular among families just moments from Church Lane's recreation grounds, local conveniences, and excellent bus routes, offering easy access to Kingsbury and Wembley's vibrant selection of shopping, dining, educational, and religious facilities, as well as London Underground links via the Metropolitan and Jubilee Lines. The home boasts a spacious and versatile layout. The ground floor features a large double reception room for dining or gathering, a warm and inviting conservatory, a modern fitted kitchen, a practical utility room, and a well-sized bedroom. The first-floor hosts three comfortable bedrooms, all served by a contemporary bathroom. The extended loft offers a fifth master bedroom complete with an en-suite, providing a private retreat. Externally, the property benefits from a beautifully maintained garden, perfect for relaxation or outdoor gatherings, and off-street parking for added convenience. An excellent opportunity for families seeking generous living space in a prime location. Early viewing is highly recommended!



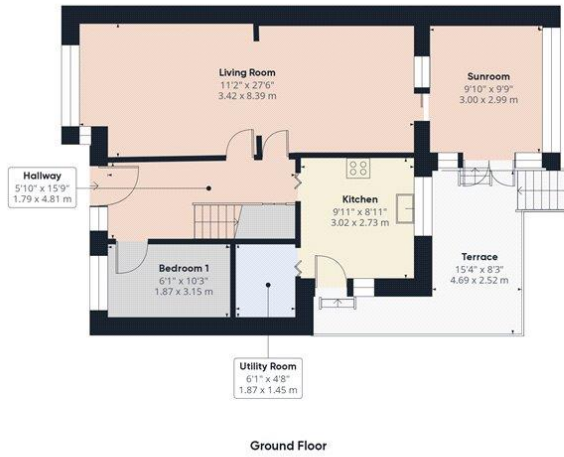
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Approximate total area⁽¹⁾
1363.57 ft²
126.68 m²

Balconies and terraces
181.16 ft²
16.83 m²

Reduced headroom
13.93 ft²
1.29 m²

(1) Excluding balconies and terraces

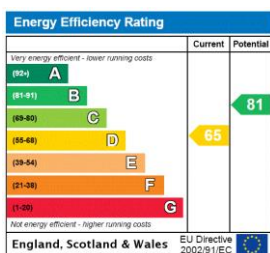
Reduced headroom
----- Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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: 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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