



**SUNNYMEAD ROAD, KINGSBURY, LONDON, NW9
OFFERS IN EXCESS OF £775,000 FREEHOLD**

SPACIOUS FIVE BEDROOM EXTENDED FAMILY HOME

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



for every step...

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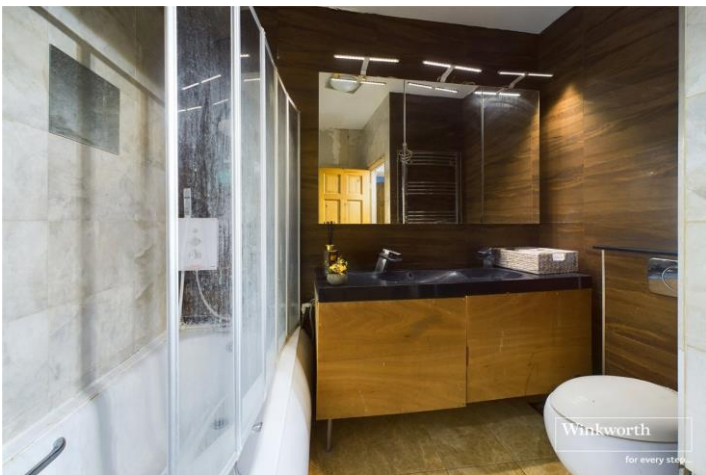


Welcome to this beautifully extended five-bedroom semi-detached house, offering the perfect blend of modern living and functional family spaces. The ground floor boasts a spacious open-plan layout, seamlessly connecting a large reception room, a stylish dining area, and a contemporary kitchen. A convenient downstairs W/C completes this level. The first-floor features four generously sized bedrooms, including one with an en-suite, alongside a family bathroom. The loft conversion has been thoughtfully designed to create a stunning master bedroom, complete with an en-suite, offering a private retreat with elevated views. Externally, the property benefits from off-street parking, a well-sized rear garden perfect for outdoor enjoyment, and a versatile outbuilding suitable for use as a home office, gym, or storage space. Located close to excellent schools, local shops, and convenient transport links, this property is truly a wonderful family home. An internal viewing is highly recommended to appreciate the full potential of this forever nest.



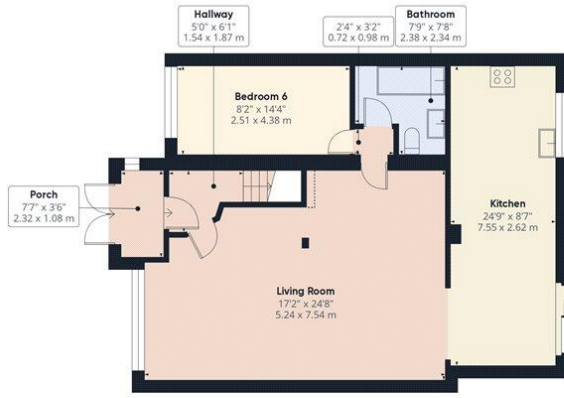
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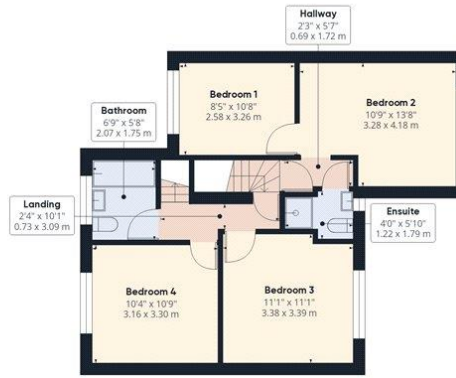


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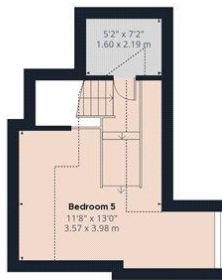
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1592.83 ft²
147.98 m²

Reduced headroom

106.55 ft²
9.9 m²

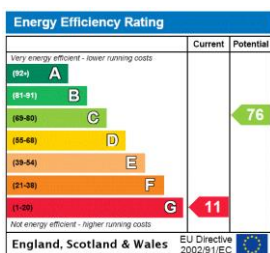
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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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: D - 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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