



**TINTERN AVENUE, KINGSBURY, LONDON, NW9
OFFERS IN EXCESS OF £600,000 FREEHOLD**

THREE BEDROOM SEMI DETACHED BLANK CANVAS WITH GARAGE & OWN DRIVEWAY

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

Winkworth

for every step...

winkworth.co.uk



Winkworth

for every step...

Situated on a quiet residential road popular with families, this well-presented three-bedroom semi-detached home features a spacious through-lounge that is bright and airy, providing a welcoming space for relaxation and entertaining. A well-equipped kitchen and three well-proportioned bedrooms ensure ample living space for a growing family. A separate W/C and bathroom ensure convenience. Externally, a private driveway provides off-street parking and a garage. The home benefits from a large rear garden, which has been beautifully maintained, ideal for outdoor gatherings or simply enjoying some peace and quiet, with access to the garage for simplified storage options. Additionally, there may be potential for an extension (STPP), offering the opportunity to further enhance the living space. Roe Green Primary School and Kingsbury High School are a short distance away. For those who enjoy green spaces, Eton Grove Park is within easy reach. Commuters will appreciate access to Queensbury Station (Jubilee Line) and Burnt Oak Station (Northern Line). A fantastic opportunity to acquire a well-positioned family home in a desirable area. Contact us today to arrange a viewing.



Winkworth

for every step...



Winkworth

for every step...

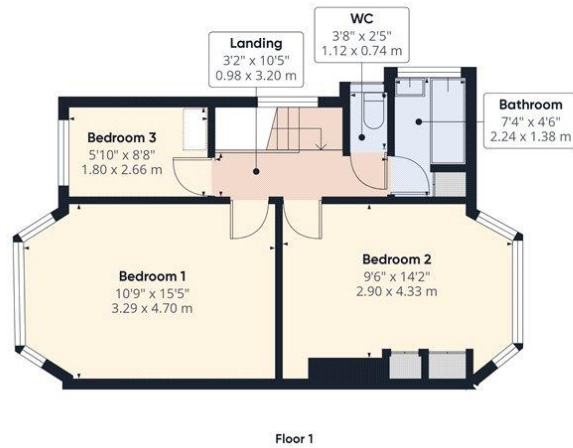
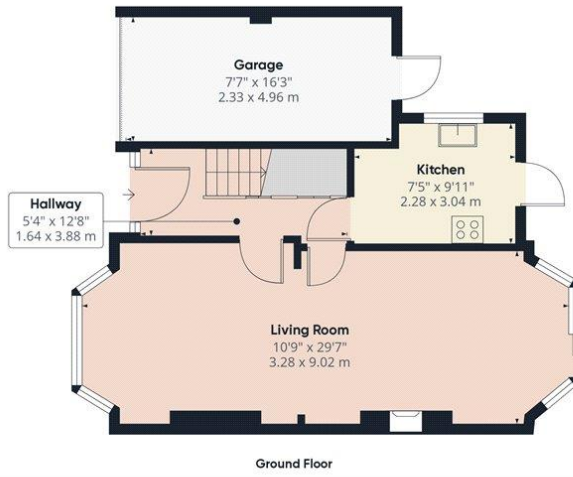
Winkworth

for every step...



Winkworth

for every step...



Approximate total area¹
 987.69 ft²
 91.76 m²

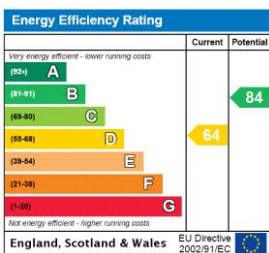
(1) Excluding balconies and terraces

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.

GIRAFFE360

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.

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



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.