



DOYLE GARDENS, KENSAL RISE, NW10
£1,100,000 FREEHOLD

WINKWORTH ARE PLEASED TO BRING TO MARKET THIS LOVELY FAMILY HOME ON DOYLE GARDENS WITH THREE SPACIOUS BEDROOMS, TWO BATHROOMS, GUEST WC, SOUTH FACING 43FT GARDEN, AND OFF STREET PARKING.

Kensal Rise & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk

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LOCATION:

This location in Kensal Rise is sought after due to larger than average properties and for being in a slightly quieter location, whilst within accessible distance to everything. Buyers here are on the doorstep of College Road, for its array of independent shops, pubs and delis. Kensal Green tube station (Bakerloo line & Overground) is a short walk away for easy access to the city and Euston for further connections. Three local parks are also easily accessible. Roundwood, King Edwards and Queen's Park itself are all regularly used by neighbouring residents. The property is in the catchment for great local schools including Princess Frederica and Ark Franklin.





DESCRIPTION:

This beautiful family home has ample space spread across 1,518 sqft. The ground floor comprises of a front formal reception room with stripped wood floors and feature fire place. There is a separate and spacious dining room, ideal for a 6-8 seater table, perfect for family meals and entertaining guests. The modern kitchen offers ample countertop space and plenty of cupboard storage whilst also having enough room for a small breakfast table - creating a space for casual dining or additional preparation space. Additionally, there is a conservatory/sun room perfect for relaxing and looking out on to the garden. Being south facing, this is a great sun trap, as is the garden itself. The garden is directly south facing and has been designed for low maintenance, with a lawned area to the centre and paving around the sides with raised beds and a tree to provide shade. There is also a guest WC on the ground floor.

The first floor has a large landing, opening up to three spacious bedrooms, with the principle bedroom benefitting from an en-suite shower room.

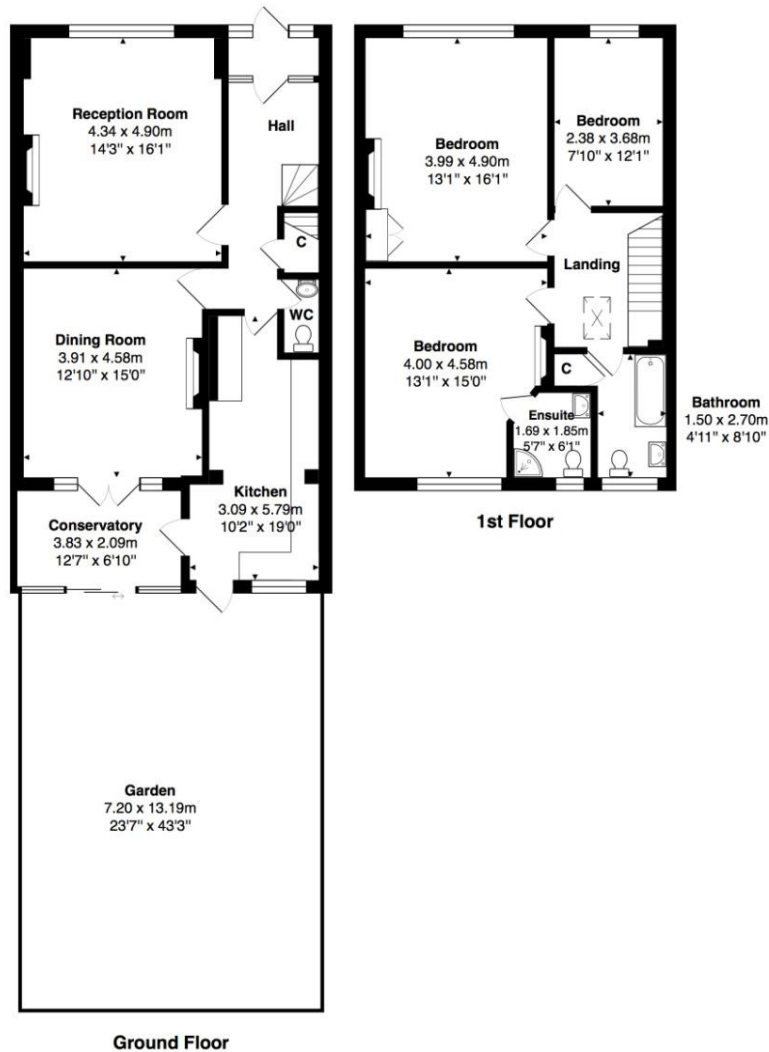
The main family bathroom is a tiled three piece suite.

Lastly, the property also has future development where the loft space can be converted, as well as extended on the ground floor (STPP). Neighbouring properties have done similar works.

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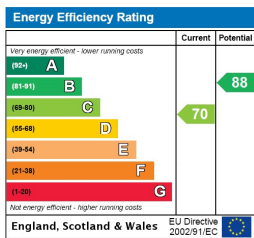
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Total Area: 141.0 m² ... 1518 ft² (excluding garden)
 All measurements are approximate and for display purposes only

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.



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