



Colin Close, Colindale, NW9

Asking Price: £585,000

Benham
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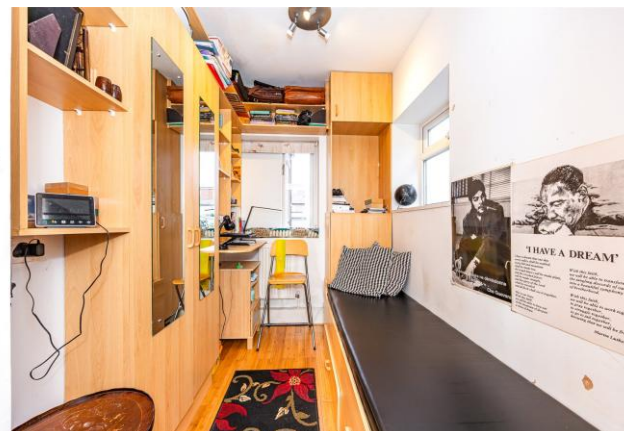
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🏠 3 Bedroom (s) 🚿 1 Bathroom (s) 🔑 Freehold

Accommodation comprises entrance porch and hallway with stairs rising to the first floor, leading into the bright and spacious double length reception room and access to the well equipped kitchen with garden views. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, electric oven, and further space for appliances. A further luxury of the ground floor is the additional room offering versatility as it could be used for a fourth bedroom, office or gym. To the first floor, there are three well proportioned bedrooms - two doubles and a further single - plus a family bathroom with white three piece shower suite. The property further benefits from a garage which has been adapted to provide a well-insulated and practical storage space, in addition to a separate, purpose-built shed and a spacious attic offering excellent additional storage.

The property is conveniently located within easy access of Hendon and Colindale stations, as well as numerous regular bus routes, all providing excellent cross-London links. There are a variety of shops and amenities within a short distance on The Hyde, with Brent Cross also within reach for a wider range of branded shopping and leisure facilities. The pleasant open spaces of Fryent Country Park, Rushgrove Park and the beautiful site of the Welsh Harp Reservoir are also nearby, as well as a selection of good local schools.

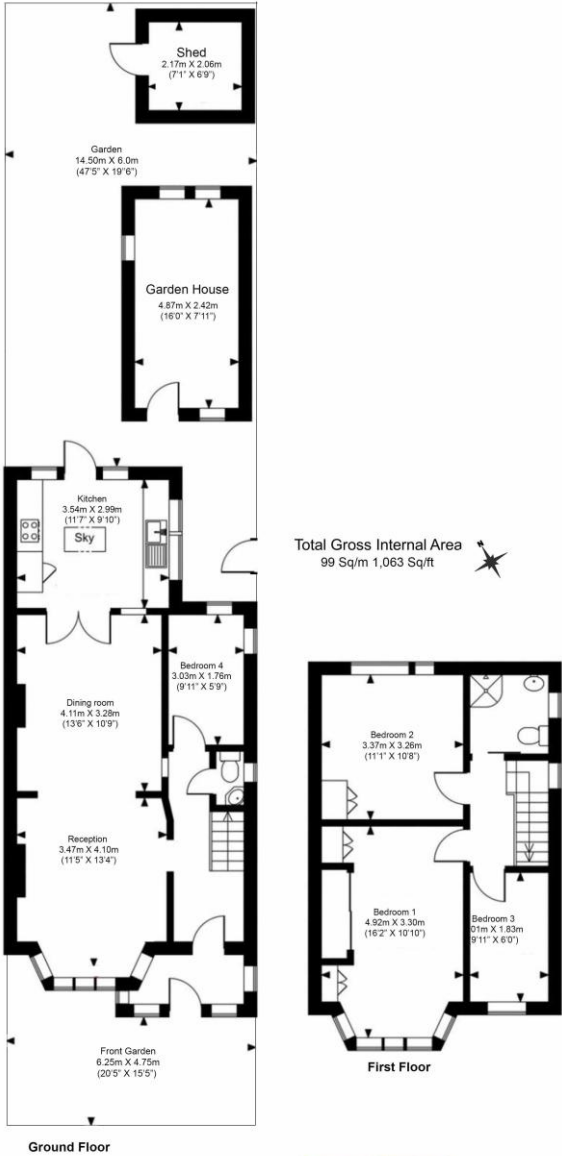




Property Features:

- Freehold
- 3/4 Bedroom Family Home
- Semi Detached
- Guest W/C & Family Bathroom
- Potential To Further Extend STPP
- Off Street Parking
- Garage To The Rear
- Excellent Location For Transport, Schools & Amenities

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £585,000

Tenure: Freehold

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

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