

Sole Agent

38 Braemar Gardens, Colindale, NW9 5LB

£629,950 Subject to Contract



A well maintained Four Bedroom semi detached family home located on this quiet cul de sac off Booth Road.

The property comprises Reception Room open to fully fitted Kitchen/Breakfast/Dining Room and ground floor Bedroom (Bedroom 4) with En Suite Shower Room/wc. To the first floor are Three further Bedrooms and a family Bathroom.

Braemar Gardens is close to the amenities of Colindale and 0.5m to Burnt Oak Station. Popular local schools are within easy reach as are various parks.

Additional benefits include off street parking for two cars, solar panels, approximately 65' rear Garden and potential to extend further to the rear and loft (stpp).

Council Tax Band E

Main Agent

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- FOUR BEDROOMS
- RECEPTION ROOM
- GROUND FLOOR BATHROOM/GUEST WC
- APPROX 65' REAR GARDEN
- WITHIN 0.5 MILE OF COLINDALE NORTHERN LINE STATION

- KITCHEN/DINER
- FAMILY BATHROOM
- OFF STREET PARKING FOR TWO CARS
- POTENTIAL TO EXTEND STPP
- CLOSE TO POPULAR LOCAL SCHOOLS



PRICE - £629,950
TENURE - Freehold
COUNCIL TAX BAND - E
BARNET

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.