

Floor Plan

Bengeworth Road, HA1 3SF

Approx Gross Internal Area = 101.9 sq m / 1096 sq ft Garage = 22.8 sq m / 245 sq ft Total = 124.7 sq m / 1341 sq ft



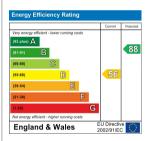
- COMPLETELY REFURBISHED
- DETACHED FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- GARAGE ACCESSED VIA OWN DRIVEWAY
- POTENTIAL TO EXTEND TO SIDE / REAR & LOFT (STPP)
- LARGE WEST FACING GARDEN 101FT X 35FT APPROX
- OPEN PLAN RECEPTION ROOM
- CONTEMPORARY FAMILY BATHROOM
- OFF STREET PARKING FOR MULTIPLE CARS VIA CARRIAGE DRIVEWAY
- PLANNING APPROVED FOR SIDE AND REAR EXTENSION







Energy Efficiency Graph



	Current	Potentia
Very environmentally friendly - lower CO2 emissio	ns	
(92 plus) 🛕		
(81-91)		
(69-80)		
(55-68) D		
(39-54)		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissio.	ns	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Sudbury

35 Court Parade, Sudbury Middlesex HA0 3HS

Sales 020 8904 4888 Lettings 020 8452 7999

E sudbury@danielsestateagents.co.uk

Wembley

438 High Road, Wembley Middlesex HA9 6AH

Sales 020 8900 2811 Lettings 020 8452 7999 E wembley@danielsestateagents.co.uk

Neasden

352 Neasden Lane, Neasden London NW10 0AD

Sales 020 8452 7000 Lettings 020 8452 7999 E neasden@danielsestateagents.co.uk

Willesden Green

33 Walm Lane, Willesden Green London NW2 5SH

Sales 020 8452 7000 Lettings 020 8452 7999

E willesdengreen@danielsestateagents.co.uk

Kensal Rise

77 Chamberlayne Road, Kensal Rise London NW10 3ND

Sales 020 8969 5999 Lettings 020 8969 5999

E kensalrise@danielsestateagents.co.uk