

# For Sale

4 Bedrooms Semi Detached

## Fairfields Crescent, Kingsbury, NW9

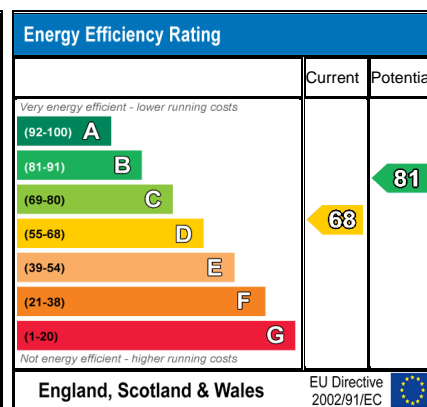
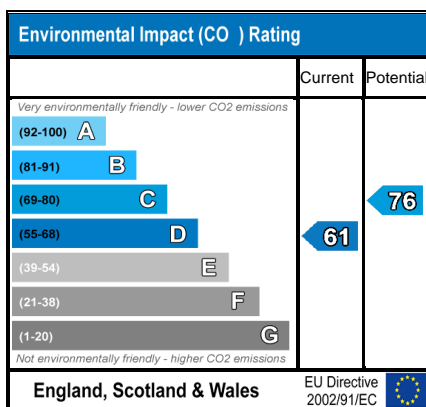
Situated on one of Kingsbury's most prestigious and family friendly roads, is this immaculate four/five bedroom semi-detached house with two reception rooms, three bathrooms, off street parking and a beautifully extended kitchen diner overlooking the rear garden. This property is something special and to be proud of so call us today or risk missing out on this amazing opportunity.

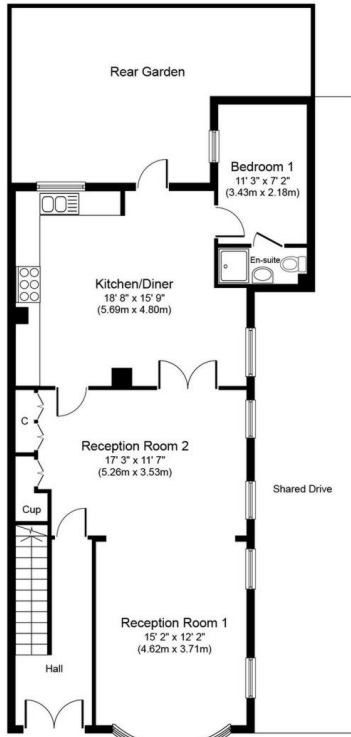


**Asking price of £625,000 freehold**

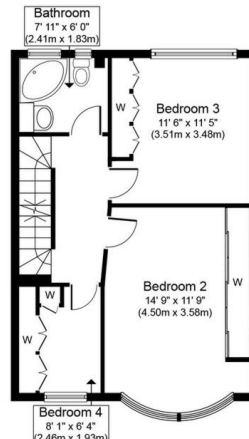
# Fairfields Crescent, Kingsbury, NW9

<b>Entrance Hall</b>	Double radiator, wooden flooring, stairs to first floor.
<b>Reception One</b>	15'2" x 12'2" (4.62m x 3.71m) Double glazed bay window to front, windows to side, radiator, opening to reception two.
<b>Reception Two</b>	17'3" x 11'7" (5.26m x 3.53m) Door to kitchen/diner, windows to side, radiator, storage cupboards.
<b>Kitchen/diner</b>	18'8" x 15'9" (5.69m x 4.80m) Worktop surfaces incorporating stainless steel single bow sink unit, 6 ring hob, electric oven, cooker hood, wall and base units, plumbing for washing machine, tiled walls, wooden flooring, inset spot lights, double glazed window to rear, door to downstairs bedroom.
<b>Downstairs Bedroom</b>	11'3" x 7'2" (3.43m x 2.18m) Double glazed window to side, double radiator, wooden flooring, door to en-suite.
<b>En-suite</b>	Shower cubicle, low level wc, wash hand basin, tiled walls, tiled floor, inset spot lights, extractor fan, double glazed window to side.
<b>First Floor Landing</b>	Stairs to second floor.
<b>Bedroom One</b>	14'9" x 11'9" (4.50m x 3.58m) Double glazed bay window to front, double radiator, fitted wardrobes.
<b>Bedroom Two</b>	11'6" x 11'5" (3.51m x 3.48m) Double glazed bay window to rear, double radiator, fitted wardrobes.
<b>Bedroom Three</b>	8'1" x 6'4" (2.46m x 1.93m) Double glazed bay window to front, double radiator, fitted wardrobes.
<b>Bathroom/wc</b>	White 3 piece suite comprising panel bath, low level wc, wash hand basin, tiled walls, tiled floor, heated towel rail, inset spot lights, double glazed window to rear.
<b>Second Floor Landing</b>	
<b>Bedroom Four</b>	16'2" x 13'7" (4.93m x 4.14m) Double glazed window to rear, velux windows, radiator, inset spot lights, storage cupboard, door to en-suite.
<b>En-suite</b>	Shower cubicle, low level wc, wash hand basin, tiled walls, tiled floor, inset spot lights, double glazed window to rear.
<b>Rear Garden</b>	Paved seating area, lawn to rear.

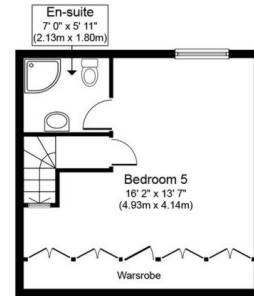




**Ground Floor**  
**Approximate Floor Area**  
**904 sq. ft.**  
**(84.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**516 sq. ft.**  
**(47.9 sq. m.)**



**Second Floor**  
**Approximate Floor Area**  
**349 sq. ft.**  
**(32.4 sq. m.)**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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