



71 Sandhurst Road, London, NW9 9LP

**Asking Price £550,000**

Chain Free Three bedroom Semi detached House on Sandhurst Road, ideally located close to Queensbury tube station and shopping facilities.

Accommodation compromises of a through lounge, kitchen and conservatory downstairs and three bedrooms and bathroom upstairs. The property also benefits from a good size garden and huge extension potential S.T.P.P.

This property would benefit from a refurbishment to bring it to its full potential. To arrange an early viewing please contact sole agents Benjamin Stevens.

**Exterior**



**Conservatory 17'5" x 9'7" (5.31m x 2.93m)**



**Reception 11'8" x 25'11" (3.58m x 7.90m)**



**Bedroom One 10'2" x 13'10" (3.11m x 4.22m )**



**Kitchen 6'9" x 7'5" (2.08m x 2.28m)**



**Bedroom Two 10'2" x 12'0" (3.11m x 3.68m)**



**Bedroom Three 7'3" x 7'9" (2.21m x 2.37m)**



**Garden**



**Bathroom 7'3" x 6'2" (2.21m x 1.90m)**



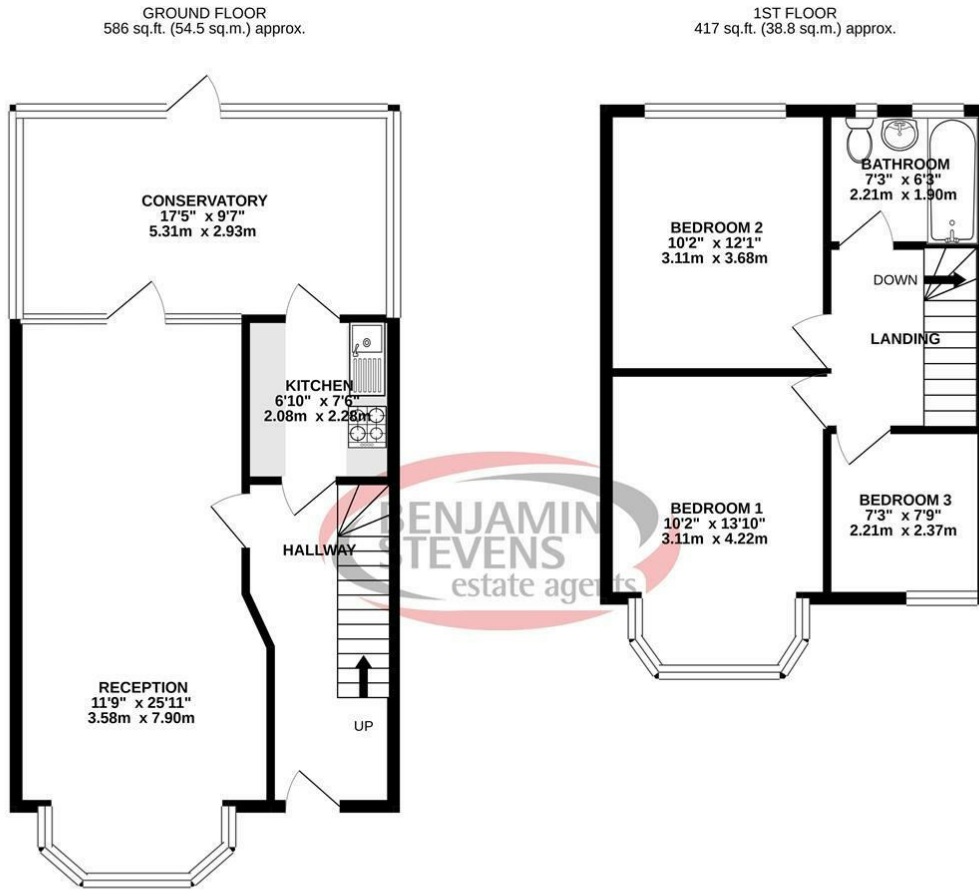
**Alternate View - Garden**



**Alternate View - Reception**

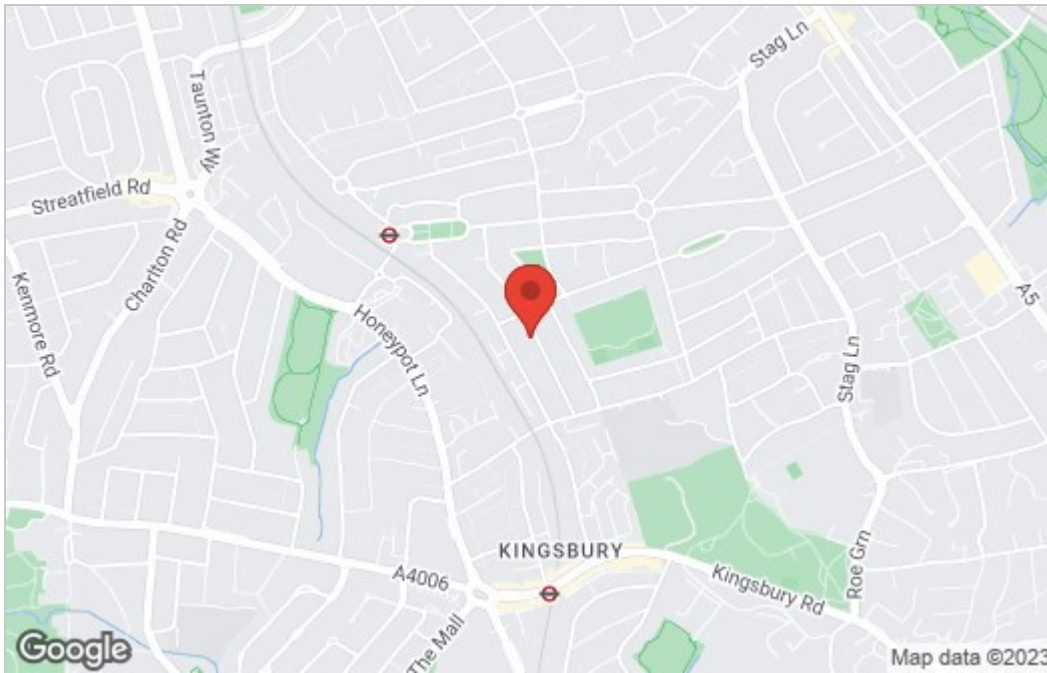


# Floor Plan



TOTAL FLOOR AREA: 1004 sq.ft. (93.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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