



LIVING
RESIDENTIAL



97 Cumbrian Gardens

, London, NW2 1EH

£675,000



A spacious four-bedroom semi-detached family home offering 1,118 sq. ft/104 sqm of accommodation, situated on a popular residential road and offering excellent scope to modernise and extend (subject to the necessary consents).

The property is presented in good order throughout but would benefit from cosmetic updating, making it an ideal opportunity for buyers looking to create their perfect family home.

The ground floor comprises a bright double reception room, an extended kitchen/breakfast room with utility space, and a downstairs WC. Upstairs are four well-proportioned bedrooms and a family bathroom.

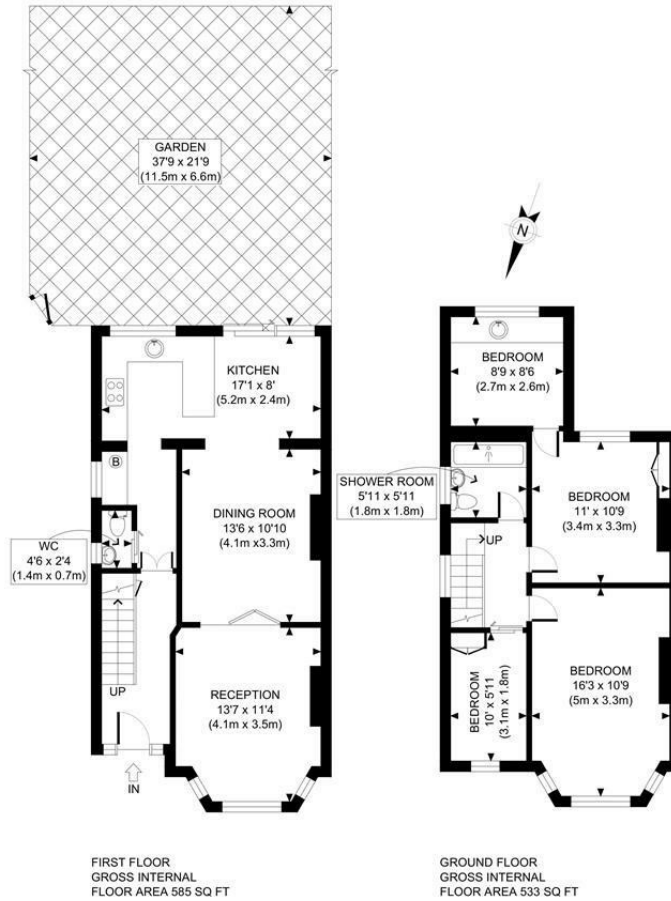
Externally, the property benefits from off-street parking via a private driveway, mature front and rear gardens.

There is excellent potential for a loft conversion (STPP), creating additional space, while one of the existing bedrooms could be converted into an en-suite bathroom or dressing room to form a superb principal suite.

Ideally located close to local amenities, well-regarded schools and excellent transport links, this is a fantastic opportunity to purchase a substantial family home with significant future potential.



Floor Plans

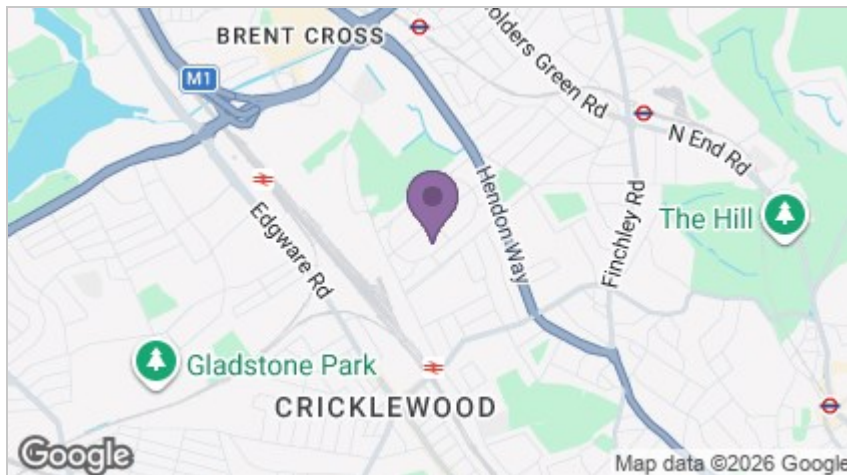


APPROX. GROSS INTERNAL FLOOR AREA: 1118 SQ FT/ 104 SQM

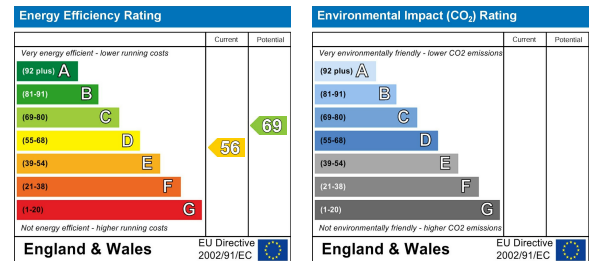
This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

Area Map



Energy Efficiency Graph



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