



 **3**  
Bedrooms

 **1**  
Bathroom





Warren Bradley Estates are delighted to offer for sale as vendors sole agents this 3 bedroom semi detached house on Lynton Avenue.

The property benefits from a spacious porch which leads in to the ground floor where there are two reception rooms which are open to each other and an extended modern kitchen/diner, there is also a downstairs WC. On the first floor of the property there are 3 spacious bedrooms, a shower room and separate toilet. There is also access to a boarded and carpeted loft room with dormer window.

Externally the property has a front garden, rear garden and a large insulated garage/workshop accessed via the shared driveway or the rear garden.

Offered chain free this is an ideal opportunity for any new owner to purchase that family home in one of Colindales most popular roads.

**Front Porch** 2.00m x 1.30m (6' 7" x 4' 3")

**Hall** 4.70m x 1.70m (15' 5" x 5' 7")

**Downstairs WC** 1.40m x 0.80m (4' 7" x 2' 7")

**Reception** 4.60m x 3.80m (15' 1" x 12' 6")

**Rear Reception** 3.60m x 3.10m (11' 10" x 10' 2")

**Kitchen/Diner** 5.50m x 5.40m (18' 1" x 17' 9")

**Bedroom 1** 3.60m x 3.20m (11' 10" x 10' 6")

**Bedroom 2** 3.50m x 3.40m (11' 6" x 11' 2")

**Bedroom 3** 2.30m x 2.00m (7' 7" x 6' 7")

**Bathroom** 2.30m x 1.80m (7' 7" x 5' 11")

**Sep WC** 1.40m x 0.80m (4' 7" x 2' 7")

**Loft Room** 4.20m x 4.10m (13' 9" x 13' 5")

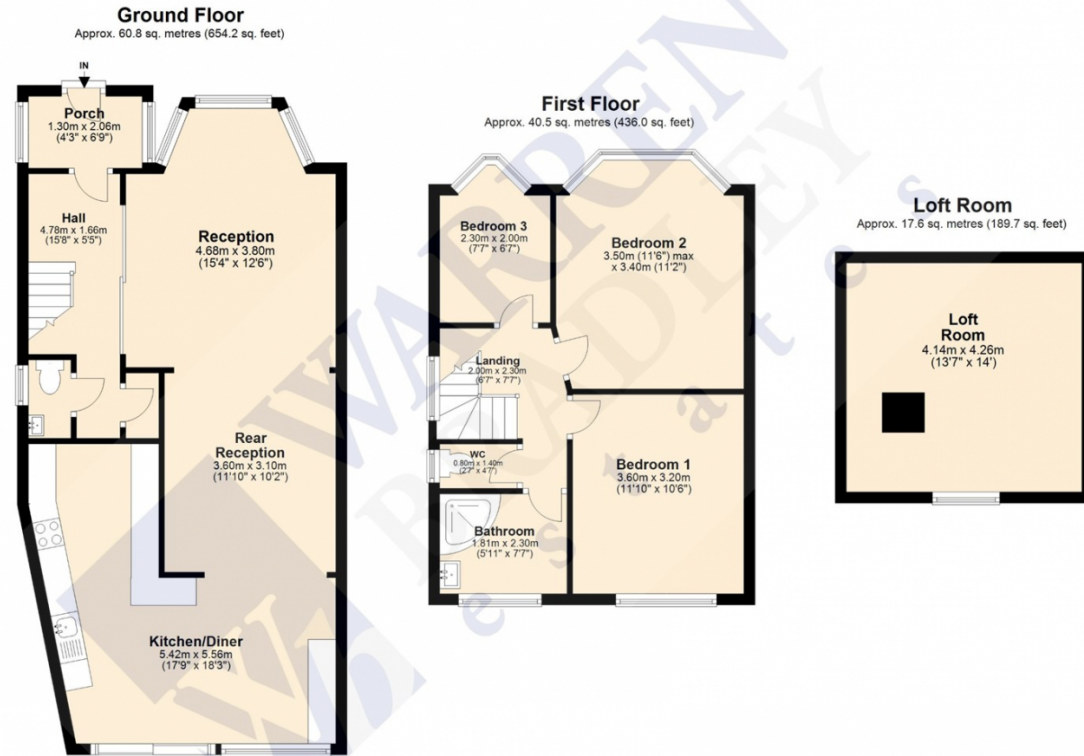
**Front Garden** 5.30m x 4.70m (17' 5" x 15' 5")

**Rear Garden** 13.80m x 7.60m (45' 3" x 24' 11")

**Garage** 8.00m x 4.10m (26' 3" x 13' 5")

**Freehold**





Total area: approx. 118.9 sq. metres (1279.9 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.  
 Plan produced using PlanUp.

