



22 Eagle Drive, London
£450,000

JOSEPH SCOTT



22 Eagle Drive

London

Joseph Scott Presents

A well presented two bedroom terraced house offering bright and well proportioned living accommodation, ideal for first time buyers, downsizers or investors. The property benefits from a practical layout, a private rear garden and a conservatory extension enhancing the ground floor living space. only 0.4 miles to Colindale station (Northern line).

Upon entering the property you are welcomed by a spacious reception and dining room, providing a versatile area for both relaxing and entertaining. The space enjoys good natural light and offers a comfortable setting for everyday living, with direct access leading through to the conservatory at the rear.

The conservatory serves as an excellent additional living space, overlooking the garden and creating a seamless connection between indoor and outdoor areas. This room can be used as a secondary sitting area, dining space or home office depending on individual requirements. The separate kitchen is well arranged and functional, positioned conveniently off the main living area. It offers ample storage and worktop space, with scope for further enhancement if desired, making it suitable for modern day living. A ground floor WC completes this floor.

To the first floor, the property comprises two well proportioned bedrooms, including a generous principal bedroom and a single bedroom ideal



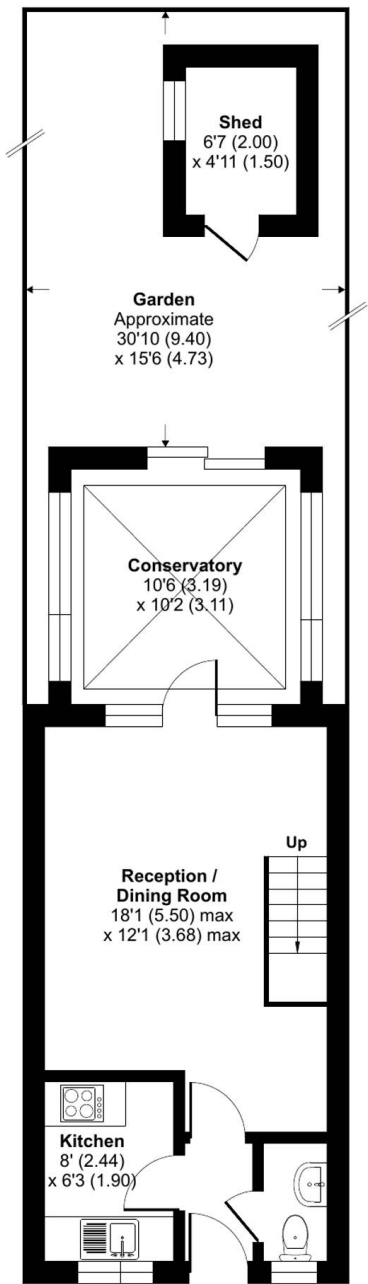
Eagle Drive, London, NW9

Approximate Area = 715 sq ft / 66.4 sq m

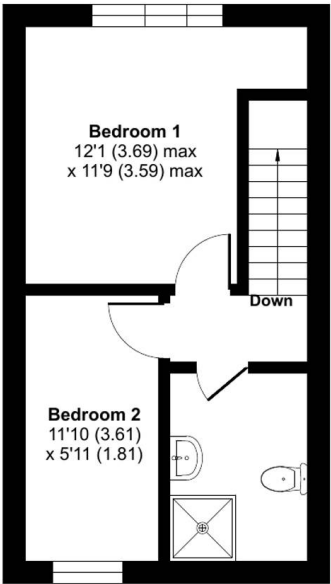
Outbuilding = 32 sq ft / 2.9 sq m

Total = 747 sq ft / 69.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

