

## House Three-bedroom (4+1)

Sold

135 m<sup>2</sup>, Prague 6, Nebušice, Malý dvůr



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Plot	354 m <sup>2</sup>
Foot print	164 m <sup>2</sup>
Garden	190 m <sup>2</sup>
Parking	Parking in garage
Garage	Yes
Cellar	-
PENB	G
Reference number	27061

This row house with a well-kept garden boasting mature trees is situated in a clean and quiet location of Prague 6 - Nebušice. The house is close to the Tichá Šárka nature reserve and the international ISP school, and is within easy reach of the airport.

The layout of the two-story house offers on the ground floor a west-facing living room with an open kitchen and adjoining **garden terrace**, a foyer, a guest toilet and a laundry room. Upstairs there are 3 bedrooms, a study, a bathroom (w/ bathtub & shower) and a separate toilet. In the attic, there is a practical storage space, which is accessible after the open staircase.

The interior includes **wooden glue-down floors**, white **wooden euro-windows** and Velux skylights, a solid wood staircase, built-in wardrobes, a fully equipped kitchen and a Junkers gas boiler with an external boiler and a storage water heater. The facade was insulated as a part of a renovation in 2011. Parking is available in the **garage** (with a covered walkway) and on a paved area in front of the house. The well maintained west-facing garden provides comfortable seating with **plenty of privacy** thanks to its lush trees.

The house is located in Malá Šárka, a **secured area with minimal car traffic** and professionally landscaped and maintained greenery. In the vicinity, one can find a kindergarten and elementary school, the international ISP school, several restaurants, a grocery store and a post office. An area bus offers a six-minute connection to the **Bořislavka** tram and metro station. Great location for frequent journeys to the airport (10 minutes via a convenient route without heavy traffic).

Interior 135 m<sup>2</sup>, built-up area 164 m<sup>2</sup>, garden 190 m<sup>2</sup>, plot 354 m<sup>2</sup>.

