

CLIFFORD WAY, DOLLIS HILL, LONDON, NW10 1AP



EPC Rating: D

We are delighted to bring to the market this extended centre terrace 1930's built house offering ready to move into family accommodation.

Clifford Way is located just off Park View Road parallel to Sonia Gardens and is therefore within a hundred yards to serve the magnificent 80 acres of Gladstone Park. Local bus services are available within a few yards at Dollis Hill Lane. The nearest Station is Neasden (Jubilee Line). Local shops can be found within a few hundred yards at Neasden Shopping Centre with Brent Cross Shopping complex being approximately 3 miles radius.

Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Ground floor rear extension providing enlarged kitchen and rear reception room
- Alarm system
- Garage to rear of property approached via a shared drive-in (accessed from Clifford Way)
- Gross internal floor area of 1,152 sq ft (107 sq m) approximately

PRICE:Offers in excess of £600,000.....FREEHOLD

CLIFFORD WAY, DOLLIS HILL, LONDON, NW10 1AP (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Room (front): 14'8" x 12'6" (4.48m x 3.80m). Double glazed window.

Room (rear) (extended): 22'x 19'2" (3.80m x 3.31m). Ceiling cornice and wall lights. Double glazed patio doors to rear garden. Sliding patio doors to:-

Extended Kitchen: 19'2" x 7'0" (5.83m x 2.13m). Stainless steel sink unit with mixer tap. Wall mounted gas boiler. Ceramic tiled flooring. Double glazed door to garden. Fitted wall mounted cupboards and matching base cabinets with work surfaces above. Plumbed for washing machine and dishwasher with space for dryer. Partly tiled walls.

First Floor:

Bedroom 1 (front): 14'9" x 11'6" (4.50m x 3.50m). Built-in wardrobes. Double glazed window.

Bedroom 2 (rear): 12'7" x 11'0" (3.84m x 3.35m). Built-in wardrobe. Double glazed window.

Bedroom 3 (front): 9'0" x 7'2" (2.74m x 2.18m). Double glazed window.

Shower Room: 6'10" x 4'6" (2.08m x 1.38m). Shower cubicle. Vanity wash hand basin with drawers and cupboards below. Heated towel rail. Fully tiled walls and flooring. Downlights to ceiling. Double glazed window.

Separate WC: Low level WC. Tiling to floor and walls.

Landing: Built-in cupboard. Hatch to loft space (not inspected).

External Features: Front garden, rear garden partly paved with shrub borders. Outbuilding to rear suitable for storage intercommunicating with garage to rear with up and over door (accessed from Clifford Way).

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VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

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APPROX. GROSS INTERNAL FLOOR AREA 1151.73 SQ. FT / 107.00 SQ. M

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