

## **CORNWALL GARDENS, WILLESDEN, LONDON, NW10 2QX**



EPC Rating: D

We are pleased to be able to offer for sale this spacious Victorian built centre terrace family house and situated in a residential cul-de-sac parallel to Willesden High Road.

Benefits include:-

- Gas central heating
- Double glazed windows
- Three good sized bedrooms
- Spacious bathroom to first floor
- Ground floor shower room and WC
- Utility room off kitchen
- The property is located within a few yards of multiple shopping and bus services at Willesden High Road and the nearest Stations are Willesden Green or Dollis Hill (Jubilee Line)
- Gross internal floor area of 1,274 sq ft (118 sq m) approximately

**PRICE: .....£885,000..... FREEHOLD**

**CORNWALL GARDENS, WILLESDEN, NW10 2QX (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring. Understairs cupboard.

**Lounge (front):** 14'3" x 13'0" (4.35m x 3.96m). Double glazed bay window. Ceiling cornice. Wood flooring.

**Dining Room (rear):** 12'0" x 11'1" (3.65m x 3.37m). Double glazed door to garden. Ceiling cornice. Wood flooring.

**Kitchen/Diner:** 14'1" x 9'8" (4.30m x 2.95m). Built-in gas hob with oven below and extractor hood above hob. Stainless steel sink unit with mixer tap. Fitted matching wall cupboards and base cupboards with work surfaces above. Double glazed window. Understairs cupboard.

**Utility Room:** 9'8" x 5'4" (2.95m x 1.63m). Stainless steel sink unit with mixer tap. Tiling to floor and walls. Door to garden.

**Shower Room:** Walk-in shower with fully tiled walls and flooring.

**Separate WC:** With fully tiled walls and flooring.

**First Floor:**

**Bedroom 1 (front):** 16'10" x 14'4" (5.12m x 4.38m). Double glazed bay window. Wood flooring. Ceiling cornice.

**Bedroom 2 (middle):** 12'0" x 11'3" (3.65m x 3.42m). Double glazed window. Built-in wardrobes. Wood flooring.

**Bedroom 3 (rear):** 9'8" x 8'8" (2.95m x 2.64m). Wood flooring. Double glazed window.

**Large Bathroom/WC:** 12'6" x 8'8" (3.80m x 2.65m). Corner shower cubicle. Large vanity wash hand basin with mixer tap. Low level WC. Fully tiled walls and floor. Heated towel rail. Double glazed window.

**External features:** Front and rear gardens.

**PRICE: £885,000 FREEHOLD**

**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.

**CORNWALL GARDENS, WILLESDEN, NW10 2QX (CONTINUED)**



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LONDON NW10**



APPROX. GROSS INTERNAL FLOOR AREA 1274.23 SQ. FT / 118.38 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.  
FLOOR PLANS ARE NOT DONE TO "SCALE".