

DAWPOOL ROAD, LONDON, NW2 7LA



EPC Rating: D

We are pleased to be able to bring to the market an extended centre terrace 1930's built three bedroom family house located in the popular Brentwater Area and situated within a few hundred yards of Crest Road schools and bus services. Benefits include:-

- Gas central heating
- Double glazed windows
- Off street parking
- Ground floor rear extension
- Gross internal floor area of 1,071 sq ft (100 sq m) approximately
- 3 bedrooms
- The property is located within two miles approximate radius of Brent Cross shopping complex.
- The nearest stations are Neasden or Dollis Hill (Jubilee Line) or Brent Cross West (overground trains into the City in approximately 15 minutes)

PRICE: £579,950.....FREEHOLD

DAWPOOL ROAD, LONDON, NW2 7LA (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs storage cupboard.

Through Lounge: 25'2" x 11'7" (7.67m x 3.53m). Double glazed window.

Kitchen/Diner: 19'3" x 17'0" (5.88m x 5.15m). Fully tiled floor. Fitted wall and base cupboards and additional storage cupboards. Gas hob with extractor hood above. Freestanding double oven. Plumbing for washing machine. Stainless steel sink unit with mixer tap. Breakfast bar. Double glazed door and windows to garden.

First Floor:

Bedroom 1 (rear): 13'6" x 11'7" (4.12m x 3.54m). Built-in wardrobes. Double glazed window.

Bedroom 2 (front): 11'3" x 10'8" (3.42m x 3.25m). Double glazed window to front. Built-in wardrobes.

Bedroom 3 (front): 7'9" x 7'0" (2.37m x 2.14m). Double glazed window.

Bathroom/WC: 7'10" x 6'1" (2.38m x 1.85m). Fully tiled floor and partly tiled walls. Storage cupboard. Double glazed window to rear. Corner bath with electric shower attachment. Low flush WC. Pedestal wash hand basin.

External Features: Off street parking to front rear garden mainly laid to lawn with decking area and storage outhouse to rear.

Council Tax: Band D.

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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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GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1071.00 SQ. FT / 99.50 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".