CLIFFORD WAY, DOLLIS HILL, LONDON, NW10 1AN

EPC Rating: D

We are delighted to be able to bring to the market this beautifully presented extended end of terrace 1930's built house situated in this popular residential street just off Park View Road and therefore being located within a few yards of the magnificent 80 acres of Gladstone Park. Neasden and Dollis Hill (Jubilee Line) Stations are approximately 10 and 15 minutes walk respectively. Local shops and bus services can be found within a few hundred yards at Neasden with multiple shopping facilities being available within approximately 3 miles radius at Brent Cross Shopping Centre. Benefits include:-

- Ground floor rear extension providing a large open plan family area incorporating fitted kitchen
- Ground floor guest cloakroom
- Planning permission has been obtained by the sellers for an additional bedroom to be built at the first floor rear
- Detached garage to rear of property with electricity supply
- Off street parking to front garden for at least one vehicle
- Ready to move into condition
- Gross internal floor area of 1,220 sq ft (113 sq m) approximately

PRICE: ……Offers in excess of £650,000…….FREEHOLD

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

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboards. Wood flooring.

Guest Cloakroom: Low level WC. Wash hand basin with cupboard below. Tiled flooring and part tiled walls. Heated towel rail.

Through Lounge: 27'8" x 12'7" (8.43m x 3.84m). Double glazed bay window to front room. Wood flooring. Wired for wall lights. Open plan with:-

Extension: Providing a fabulous breakfast area with centre breakfast bar. Double glazed French doors to rear garden. Roof windows to extension. Tiled flooring. Open plan with:-

Kitchen: 17'9" x 16'7" (5.42m x 5.05m). Ceramic tiled flooring. Single drainer sink unit. Plumbing for washing machine and space for dryer. Cupboard with gas boiler. A range of built-in eye level wall mounted cabinets and matching base cabinets with work surfaces above. Built-in five ring gas hob with extractor hood above. Split level double oven.

First Floor:

Bedroom 1: 15'0" x 11'6" (4.56m x 3.50m). Wood flooring. Double glazed window. Built-in mirror fronted wardrobes.

Bedroom 2: 12'3" x 11'0" (3.74m x 3.32m). Wood flooring. Double glazed window. Built-in mirror fronted wardrobes.

Bedroom 3: 8'6" x 7'1" (2.60m x 2.16m). Wood flooring. Double glazed window.

Bathroom/WC: 8'5" x 7'4" (2.56m x 2.24m). Panelled bath with mixer tap and hand shower. Separate shower cubicle. Fully tiled walls and flooring. Vanity wash hand basin with mixer tap. Low level WC. Heated towel rail. Downlights to ceiling.

External Features: Front and rear gardens, front garden providing off street parking. The rear garden some 39' in length leading to detached garage to rear with electricity supply accessed via a shared drive from the side of the property (accessed from Clifford Way).

Council Tax: Band E.

PRICE: Offers in excess of £650,000 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.

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

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

APPROX. GROSS INTERNAL FLOOR AREA 1219.55 SQ. FT / 113.30 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTA INED 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".