

**BURNLEY ROAD, DOLLIS HILL, LONDON, NW10 1EE**



EPC Rating:

We are pleased to be able to offer for sale this extended three bedroom semi-detached 1930's built family house which is offered for sale chain free. Benefits include:-

- Extended kitchen
- Gas central heating
- Double glazed windows
- Side pedestrian access
- Gross internal floor area of 1,120 sq ft (104 sq m) approximately
- Chain free sale
- Renewed roof some 5 years ago
- Off street parking to front
- South facing rear garden
- The property is located within a few hundred yards of Dollis Hill (Jubilee Line) Tube Station

**PRICE: ..... £730,000.....FREEHOLD**

**BURNLEY ROAD, DOLLIS HILL, LONDON, NW10 1EE (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs cupboard.

**Guest Cloakroom:** Frosted double glazed side aspect window. Low level WC. Wash hand basin. Partly tiled walls and tiled flooring.

**Through Lounge:** 28'0" x 12'6" (8.53m x 3.80m). Double glazed front aspect window. Tiled character fireplace with fitted gas fire. Double glazed patio doors to rear garden.

**Kitchen/Dining Room (extended):** 11'0" x 7'10" (3.36m x 2.40m) x 8'8" x 8'6" (2.63m x 2.58m). Frosted double glazed side aspect window. Further double glazed rear aspect window. Single drainer sink unit with mixer tap and cupboards below. Fitted wall and base units with work surfaces. Gas hob with extractor hood above. Separate built in electric oven and grill. Integrated fridge and freezer. Plumbing for washing machine. Wall mounted boiler. Part tiled walls. Frosted double glazed door to rear garden.

**First Floor:**

**Landing:** Frosted double glazed side aspect window. Hatch to loft space.

**Bedroom 1 (front):** 14'5" x 12'6" (4.40m x 3.80m). Double glazed front aspect window. Fitted wardrobes.

**Bedroom 2 (rear):** 13'1" x 10'8" (4.00m x 3.26m). Double glazed rear aspect window. Fitted wardrobes.

**Bedroom 3 (rear):** 9'6" x 7'10" (2.89m x 2.40m). Double glazed rear aspect window. Fitted wardrobe.

**Bathroom:** 6'0" x 5'8" (1.80m x 1.73m). Frosted double glazed rear aspect window. Panelled bath with mixer tap and shower attachment and built-in electric shower with shower screen to opposite end of bath. Pedestal wash hand basin. Electric shaver point. Fully tiled walls.

**Separate WC:** Frosted double glazed side aspect window. Low level WC.

**External features:** Off street parking to front garden. South facing rear garden some 62' in length part block paved leading onto lawn area with flowers and shrubs borders and timber shed to rear.

**PRICE: £730,000 FREEHOLD**

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

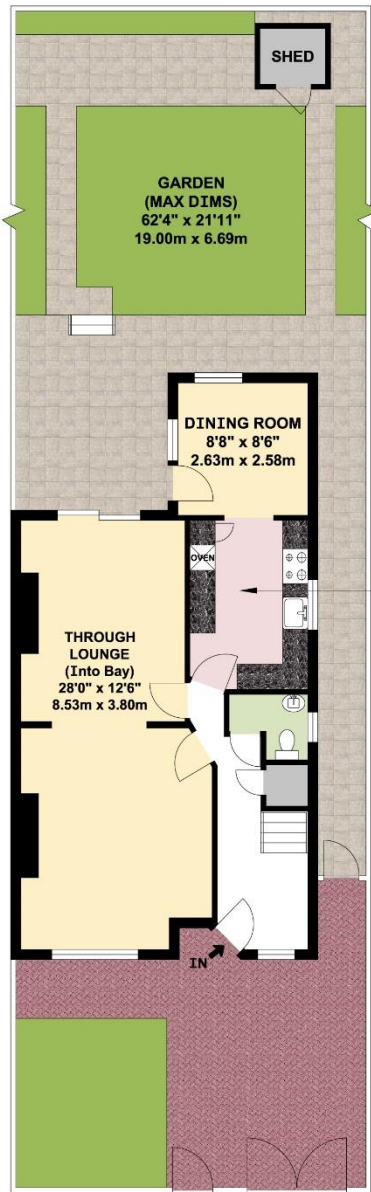
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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.

**BURNLEY ROAD, DOLLIS HILL, LONDON, NW10 1EE (CONTINUED)**

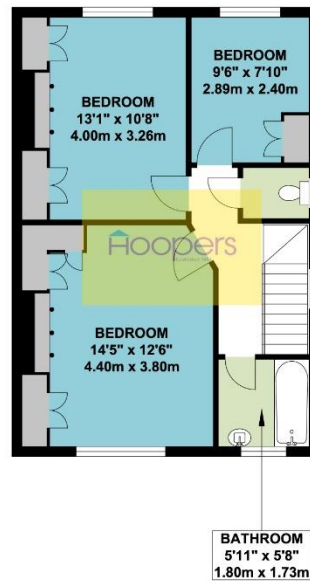


**BURNLEY ROAD, DOLLIS HILL, LONDON, NW10 1EE (CONTINUED)**

BURNLEY ROAD  
LONDON NW10



**GROUND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1119.87 SQ. FT / 104.04 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".