

## **DENZIL ROAD, WILLESDEN, LONDON, NW10 2UR**



### **EPC Rating:**

A stunning beautifully presented centre terrace Victorian built house which has been extended to the ground floor rear by means of a six metre extension. The property has a loft conversion providing a large bedroom and bathroom.

Words cannot describe how lovely this property is and an internal viewing is highly recommended to appreciate the many benefits this property affords some of which include:-

- Gas central heating with underfloor heating to entire ground floor
- Double glazed windows
- Four bedrooms
- Three bathrooms
- Granny annex to ground floor
- Fitted kitchen/diner with high end units
- Curtains, blinds and carpets included in price
- Landscaped rear garden with covered decking area and summer house.
- Ready to move into condition.
- The nearest Stations are Dollis Hill or Neasden (Jubilee Line)
- Gross internal floor area of 1,324 sq ft (123 sq m) approximately

**PRICE: ..... £850,000.....FREEHOLD**

## **DENZIL ROAD, LONDON, NW10 2UR (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor:**

**Entrance Hall:** Porcelain tiled flooring.

**Through Lounge:** 24'10" x 10'8" (7.57m x 3.25m). Double glazed bay window to front room. Fitted floor to ceiling display book shelving to rear room. Archway to:

**Kitchen/Diner:** 14'2" x 13'7" (4.33m x 4.13m). Fitted with a range of high gloss finish light wall mounted cabinets and matching base cabinets with quartz worktops above and concealed work surface lighting. Stainless steel sink unit with mixer tap. Porcelain tiled flooring with underfloor heating. Double glazed French doors to rear garden. Built-in five ring gas hob with extractor hood above hob and split level double oven. Integrated high efficiency rating fridge/freezer and dishwasher. Downlights to ceiling. Cupboard with top of range new gas boiler (with 9 years warranty remaining). Plinth lighting to base cupboards.

### **Granny Annex:**

**Bedroom 4:** 9'6" x 7'6" (2.89m x 2.28m). Double glazed French doors to garden. Wood flooring.

**Shower Room/WC:** Corner shower cubicle. Vanity wash hand basin with mixer tap and drawers below. Low level WC. Heated towel rail. Porcelain tiling to floor and walls. Downlights to ceiling.

### **First Floor:**

**Bedroom 1 (front):** 14'5" x 11'8" (4.40m x 3.55m). Built-in wardrobes to two walls with bedside cabinets and overbed cupboards with recess lighting. Double glazed window.

**Bedroom 2 (rear):** 11'2" x 9'0" (3.40m x 2.74m). Built-in wardrobes. Double glazed window.

**Bathroom/WC:** 9'6" x 7'5" (2.90m x 2.25m). Bath with mixer tap and hand shower. Low level WC with concealed cistern and shelved cupboard above. Vanity wash hand basin with drawers below and mixer tap. Fully porcelain tiled walls and flooring. Downlights to ceiling. Vertical central heating radiator with inset mirror.

### **Second Floor (loft conversion):**

**Bedroom 3:** 18'1" x 11'0" (5.51m x 3.34m). Wood flooring. Under eaves storage cupboards. Built-in wall to wall wardrobes. Downlights to ceiling. Built-in display shelving to one wall with cupboards below. Double glazed window and Velux windows to front.

**Shower Room/WC:** Wide shower cubicle. Vanity wash hand basin with drawers below. Low level WC. Fully porcelain tiled walls and flooring. Heated towel rail. Downlights to ceiling.

**External features:** Front and rear gardens, the rear garden having a block paved patio with steps to raised level with Astroturf and shrub borders. Gazebo to rear with decking area and seating. Door to timber summer house with electricity supply.

**PRICE: £850,000 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.

**DENZIL ROAD, LONDON, NW10 2UR (CONTINUED)**



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LONDON NW10**

APPROX. GROSS INTERNAL FLOOR AREA 1323.96 SQ. FT / 123.00 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".