

## **COBBOLD ROAD, WILLESDEN, LONDON, NW10 9SU**



EPC Rating: D

We are delighted to bring to the market this two storey double bay fronted terraced Victorian built house offering spacious accommodation and offered for sale chain free.

This property is situated just off Roundwood Road within a few hundred yards of Roundwood Park recreational facilities and with Church Road and Willesden High Road shops being within a few hundred yards. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- 3 double bedrooms
- 3 Reception rooms
- Gross internal floor area of 1,045 sq ft (97 sq m) approximately
- The nearest Station is Dollis Hill (Jubilee Line)

**PRICE: .....Offers in the region of £600,000.....FREEHOLD**

**COBBOLD ROAD, WILLESSEN, LONDON, NW10 9SU (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring. Understairs storage cupboards.

**Lounge (front):** 13'0" x 10'7" (3.96m x 3.22m). Wood flooring. Double glazed bay window. Feature fireplace.

**Reception Room 2 (middle):** 11'0" x 8'10" (3.36m x 2.70m). Double glazed window. Built-in cupboard. Feature fireplace.

**Reception Room 3 (rear):** 10'11" x 10'0" (3.32m x 3.04m). Wood flooring. Double glazed French doors to rear garden.

**Kitchen:** 7'9" x 6'7" (2.35m x 2.0m). Stainless steel sink unit with mixer tap. Plumbed for washing machine. Fitted wall and base cabinets with worktops above. Partly tiled walls. Wood flooring. Gas cooker point. Double glazed window.

**First Floor:**

**Bedroom 1 (front):** 14'2" x 13'0" (4.33m x 3.95m). Double glazed bay window. Built-in wardrobes.

**Bedroom 2 (middle):** 11'0" x 9'0" (3.35m x 2.71m). Double glazed window. Feature fireplace.

**Bedroom 3 (rear):** 11'0" x 10'0" (3.32m x 3.03m). Double glazed window. Built-in cupboard.

**Bathroom:** 6'9" x 5'0" (2.06m x 1.53m). Panelled bath with shower above bath and mixer tap. Wash hand basin with mixer tap. Wood flooring. Heated towel rail. Fully tiled walls.

**Separate WC:** Low level WC.

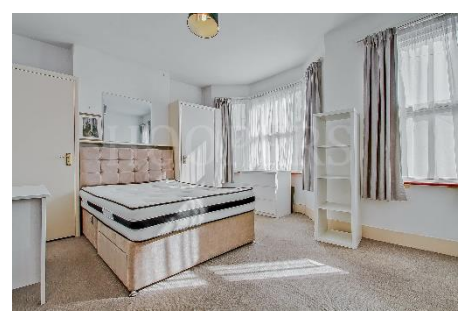
**External Features:** Front and rear gardens, the rear garden having a lawn area, patio and garden shed.

**Council Tax:** Band D.

**PRICE:                      Offers in the region of £600,000                      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.

**COBBOLD ROAD, WILLESDEN, LONDON, NW10 9SU (CONTINUED)**



**COBBOLD ROAD, WILLESDEN, LONDON, NW10 9SU (CONTINUED)****COBBOLD ROAD  
LONDON NW10****APPROX. GROSS INTERNAL FLOOR AREA 1045.28 SQ. FT / 97.11 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".