

DAWPOOL ROAD, LONDON, NW2 7JY



EPC Rating: C

A well presented 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
- Extended kitchen diner
- Gross internal floor area of 1,062 sq ft (99 sq m) approximately
- South facing rear garden
- 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 Cricklewood (overground trains)

PRICE:£625,000.....FREEHOLD

DAWPOOL ROAD, LONDON, NW2 7JY (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Understairs storage cupboard.

Reception 1 (front): 11'6" x 11'5" (3.5m x 3.5m). Wood flooring. Double glazed window. Feature fireplace.

Reception 2 (rear): 13'9" x 11'6" (4.2m x 3.5m). Wood flooring. Double glazed patio door to rear extension.

Extended Kitchen/Diner: 16'0" x 8'6" (4.9m x 2.6m) x 10'3" x 5'9" (3.1m x 1.8m). Wood flooring. Plumbing for washing machine. Stainless steel sink unit with mixer tap. Fitted wall and base cupboards. Gas hob with electric oven below and extractor hood above. Double glazed door and windows to garden

First Floor:

Bedroom 1 (rear): 13'7" x 11'8" (4.1m x 3.6m). Double glazed windows.

Bedroom 2 (front): 11'7" x 10'5" (3.5m x 3.2m). Double glazed windows.

Bedroom 3 (front): 7'9" x 7'4" (2.4m x 2.2m). Double glazed window.

Bathroom/WC: 8'0" x 6'1" (2.4m x 1.9m). Fully tiled walls and flooring. Pedestal wash hand basin. Low level WC. Double glazed windows. Panelled bath with mixer tap and shower attachment.

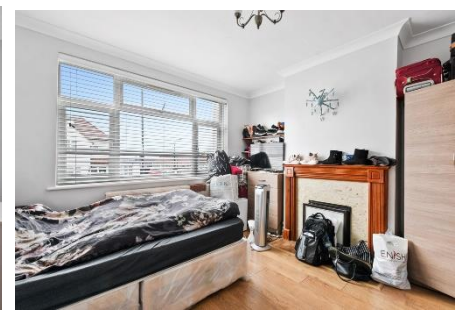
Landing: With hatch to insulated loft with boards (not inspected).

External features: Front and rear gardens, the rear garden having a southerly aspect being approximately 40' in length with patio, lawn and garden shed. Off street parking to front garden.

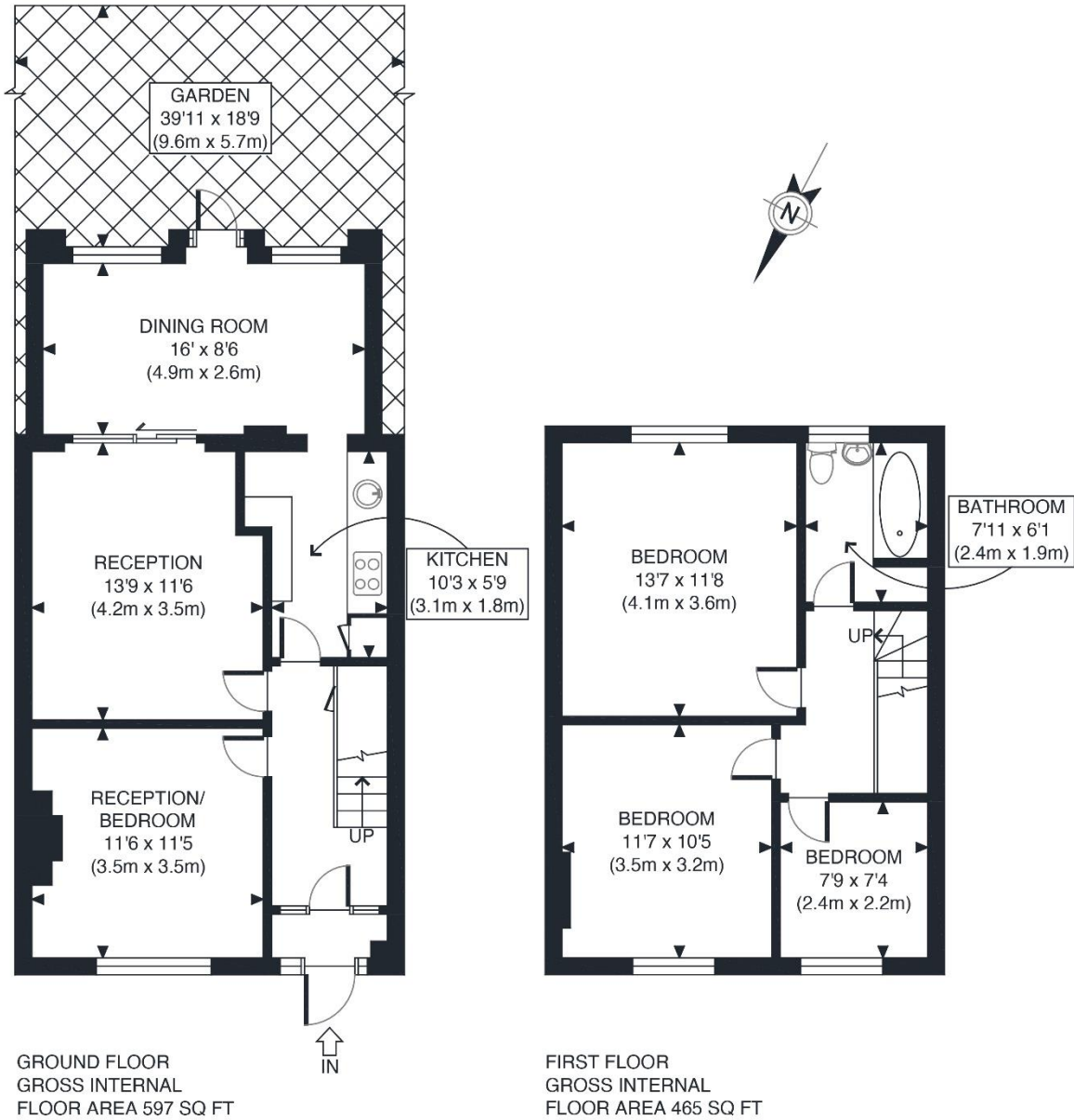
PRICE:**£625,000****FREEHOLD****VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**


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.

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<p>APPROX. GROSS INTERNAL FLOOR AREA 1062 SQ FT / 99 SQM</p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>Dawpool Road</p>
	<p>date 09/08/23</p> <p>photoplan </p>