

DAWPOOL ROAD, LONDON, NW2 7JY



EPC Rating: D

We are pleased to be able to bring to the market an 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
- Ground floor rear extension
- Gross internal floor area of 1,032 sq ft (96 sq m) approximately
- 3 bedrooms
- 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 Brent Cross West (overground trains into the City in approximately 15 minutes)

PRICE: £575,000.....FREEHOLD

DAWPOOL ROAD, LONDON, NW2 7JY (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs storage cupboard.

Reception 2 (front): 11'5" x 11'2" (3.49m x 3.41m). Double glazed window gas central heating. Feature fireplace. Sliding door leading to;

Reception 1 (rear): 13'7" x 11'5" (4.13m x 3.49m). Open plan with:

Dining Room: 8'1" x 7'3" (2.46m x 2.21m). Double glazed sliding patio doors to garden.

Extended Kitchen/Diner: 18'1" x 8'6" (5.50m x 2.60m). Fully tiled floor. Fitted wall and base cupboards and additional storage cupboards. Gas hob with extractor hood above. Freestanding double oven. Plumbing for washing machine. Stainless steel sink unit with mixer tap. Breakfast bar. Double glazed door and windows to garden.

First Floor:

Bedroom 1 (rear): 13'7" x 11'8" (4.1m x 3.6m). Wall mounted boiler. Double glazed window.

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

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

Bathroom/WC: 7'9" x 6'3" (2.36m x 1.90m). Fully tiled floor and partly tiled walls. Storage cupboard. Double glazed window to rear. Corner bath with electric shower attachment. Low flush WC. Pedestal wash hand basin.

External features: Off street parking to front rear garden mainly laid to lawn with decking area and storage outhouse to rear.

PRICE:

£575,000

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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APPROX. GROSS INTERNAL FLOOR AREA 1032.47 SQ. FT / 95.92 SQ. M

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