

BURNLEY ROAD, DOLLIS HILL, LONDON, NW10 1EH



EPC Rating: D

A beautifully presented extended 1930's built semi-detached house on the popular Dollis Hill Estate which must be viewed internally to appreciate the condition and size of the property.

Benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor rear extension providing an open plan family room with centre island unit
- Ground floor guest cloakroom
- Side pedestrian access
- The property enjoys an outbuilding which could be used as a home office
- The property is located within a few yards of Dollis Hill (Jubilee Line) Tube Station
- The property is situated within a few yards of the magnificent 80 acres of Gladstone Park
- Local shops and restaurants can be found within a few yards at Hamilton Road or at Willesden Green
- Gross internal floor area of 1,421 sq ft (132 sq m) approximately

PRICE: £899,000.....FREEHOLD

BURNLEY ROAD, DOLLIS HILL, LONDON, NW10 1EH (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring.

Guest Cloakroom: With WC and wash hand basin.

Lounge (front): 15'6" x 12'11" (4.7m x 3.9). Double glazed bay window. Wood flooring. Feature fireplace.

Open Plan Family Room/Kitchen: 23'4" x 19'4" (7.1m x 5.9m). Fitted with a range of wall mounted white high gloss finish cabinets and matching base cabinets with work surfaces above and drawers below. There is an additional range of floor to ceiling cupboards to the opposite wall. Centre island unit with storage space below. Single drainer sink unit with mixer tap. Built-in four ring gas hob with extractor hood above. Split level built-in oven and microwave. Integrated fridge and freezer. Cupboard with washing machine and space above for dryer. Additional cupboard with gas boiler. Bi-folding doors to rear garden. Wood flooring. Door to side entrance. Downlights to ceiling. Velux windows to extension.

First Floor:

Bedroom 1 (front): 16'1" x 12'10" (4.9m x 3.9m). Double glazed bay window. Built-in wardrobes to one wall.

Bedroom 2 (rear): 13'0" x 11'0" (4.0m x 3.4m). Double glazed window. Built-in cupboard. Feature fireplace.

Bedroom 3 (rear): 9'6" x 8'6" (2.9m x 2.6m). Double glazed window.

Bathroom/WC: 8'9" x 6'6" (2.7m x 2.0m). White suite of panelled bath with centre mixer tap and rain shower above bath. Low level WC. Vanity wash hand basin with drawers below and mixer tap. Heated towel rail. Wood flooring. Double glazed oriel window. Downlights to ceiling.

Landing: Hatch to loft space (not inspected). Window to side wall.

External features: Side pedestrian access. Front and rear gardens, the rear garden being 26' in length. Outbuilding currently used for storage.

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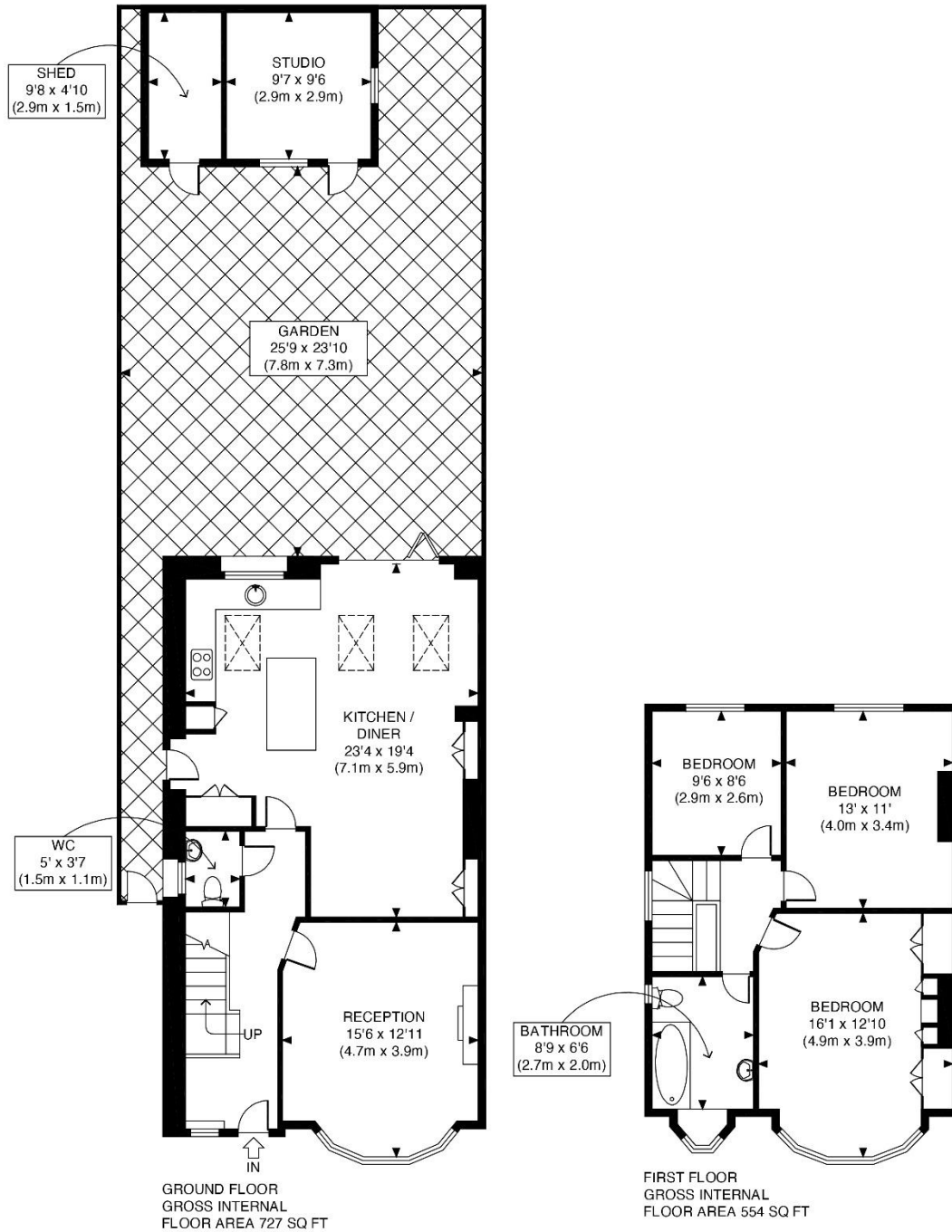
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' AGENTS, HOOPERS, AS ABOVE.

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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BURNLEY ROAD, DOLLIS HILL, LONDON, NW10 1EH (CONTINUED)



APPROX. GROSS INTERNAL FLOOR AREA WITH SHED & STUDIO 1421 SQ FT / 132 SQ M
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT SHED & STUDIO 1281 SQ FT / 119 SQ M
 Ref: - 190623

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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