

WATERLOO ROAD, LONDON, NW2 7UA



EPC Rating: C

An unusual centre terrace extended family house and located in the popular Brentwater Area within a few yards of local bus services and shops at Crest Road.

This property has been extended to the loft space providing a five bedroom property and viewing is highly recommended. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Five good sized bedrooms to first and second floors
- Bathroom/WC to first floor and shower room/WC to ground floor
- Off street parking
- Spacious open plan kitchen/rear reception room
- Alarm system
- Brent Cross shopping complex is approximately two miles and the nearest stations are Neasden or Dollis Hill (Jubilee Line) and there is a new overground station Brent Cross West will be opening in December 2022 located within half a mile of the property with trains into Farringdon in 12 minutes
- Gross internal floor area of 1,287 sq ft (120 sq m) approximately

PRICE:Offers in the region of £700,000.....FREEHOLD

WATERLOO ROAD, LONDON, NW2 7UA (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring.

Shower Room/WC: With shower cubicle and low level WC. Fully ceramic tiled walls and flooring.

Lounge (front): 11'9" x 10'6" (3.58m x 3.20m). Wood flooring. Double glazed window.

Kitchen/Diner (rear): 18'0" x 13'0" (5.45m x 3.93m). Butler sink with mixer tap and granite worktop surround. Matching fitted wall cupboards and base cabinets with work surfaces above and tiled surrounds. Integrated dishwasher. Range style cooker (included in the sale) with extractor hood above. Plumbing for washing machine. Ceramic tiled flooring. Downlights to ceiling. Cupboard with gas boiler. Patio doors to rear garden. Walk-in understairs large storage area.

First Floor:

Bedroom 1 (front): 11'10" x 10'6" (3.60m x 3.20m). Built-in wardrobes. Double glazed window.

Bedroom 2 (rear): 12'5" x 10'0" (3.78m x 3.04m). Wood flooring. Double glazed window.

Bedroom 3 (middle): 12'4" x 7'0" (3.77m x 2.10m). Wood flooring. Double glazed window.

Bathroom/WC: 10'0" x 5'7" (3.03m x 1.70m). Double width shower cubicle. Pedestal wash hand basin with mixer tap. Low level WC. Panelled bath with hand shower and mixer tap. Heated towel rail. Fully ceramic tiled walls and flooring.

Second Floor (loft conversion):

Bedroom 4: 19'3" x 8'5" (5.87m x 2.57m). Wood flooring. Velux window to front and double glazed window to rear. Under eaves cupboards.

Bedroom 5: 10'2" x 7'9" (3.09m x 2.35m). Wood laminate flooring. Double glazed window.

Landing: With built-in cupboards.

External features: Off street parking to front garden, the rear garden mainly paved with large garden shed with electricity supply.

PRICE: Offers in the region of £700,000 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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**WATERLOO ROAD
LONDON NW2**



----- RESTRICTED HEAD HEIGHT



APPROX. GROSS INTERNAL FLOOR AREA 1287.04 SQ. FT / 119.57 SQ. M

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