

## **DENZIL ROAD, WILLESDEN, NW10 2UR**



EPC Rating: D

We are pleased to be able to offer for sale this Victorian built two storey centre terrace house which is offered for sale chain free.

The property is located within a few hundred yards of both Dollis Hill and Neasden (Jubilee Line) Tube Stations with local shops being available within a few yards at either Willesden High Road or Neasden Lane. Benefits include:-

- Gas central heating
- Double glazed windows
- Three bathrooms
- South facing rear garden
- Spacious kitchen/diner
- Loft room providing additional bedroom
- Gross internal floor area of 1,202 sq ft (112 sq m) approximately

**PRICE: ..... £575,000.....FREEHOLD**

**DENZIL ROAD, LONDON, NW10 2UR (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Part tiled and part wood flooring.

**Room (front):** 18'0" x 11'3" (5.5m x 3.4m). Feature fireplace. Double glazed bay window. Door to:

**Ensuite Shower Room/WC:** 6'9" x 6'0" (2.1m x 1.8m). Shower cubicle, low level WC and wash hand basin. Tiling to floor and walls.

**Shower Room/WC:** 6'9" x 3'9" (2.1m x 1.1m). Shower cubicle, low level WC and wash hand basin. Tiling to floor and walls.

**Kitchen/Diner:** 16'4" x 9'4" (5.0m x 2.8m). Tiled flooring. Double glazed bay window. Fitted wall cupboards and matching base cabinets with work surfaces above. Plumbed for washing machine. Stainless steel double bowl sink unit with mixer tap. Built-in electric hob with oven below. Wall mounted gas boiler.

**First Floor:**

**Bedroom 1 (front):** 15'0" x 11'8" (4.5m x 3.6m). Double glazed window. Wood laminate flooring. Door to:

**Ensuite Shower Room/WC:** 7'4" x 2'4" (2.2m x 0.7m). Shower cubicle, wash hand basin and low level WC. Ceramic tiling to floor and walls.

**Bedroom 2 (middle):** 11'5" x 9'8" (3.5m x 3.0m). Double glazed window.

**Bedroom 3 (rear):** 10'3" x 7'8" (3.1m x 2.3m). Downlights to ceiling. Wood laminate flooring. Double glazed French doors to roof terrace with decking.

**Landing:** Stairs to:

**Second Floor (loft conversion):**

**Bedroom 4:** 18'9" x 14'6" (5.7m x 4.4m).

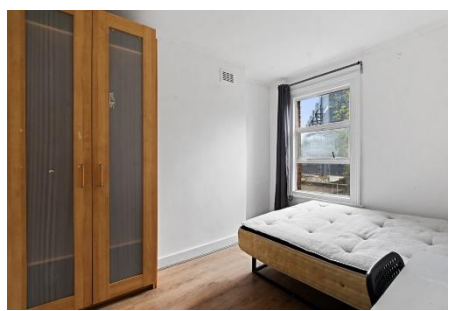
**External Features:** Front and rear gardens, the rear garden having a southerly aspect.

**Council Tax:** Band D.

**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.

**DENZIL ROAD, LONDON, NW10 2UR (CONTINUED)**



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