

**DEWSBURY ROAD, DOLLIS HILL, LONDON, NW10 1EP**



EPC Rating: D

A fabulous semi-detached extended 1930's built house and located on the popular Dollis Hill Estate and therefore situated within a few yards of local bus services and shops at Hamilton Road and Dollis Hill (Jubilee Line) Tube Station and the magnificent 80 acres of Gladstone Park.

Willesden Green vibrant restaurants, retail outlets and Zone 2 Jubilee line Tube Station are within a mile radius approximately. Benefits include

- Gas central heating
- Double glazed windows
- Two bathrooms
- Ground floor rear extension providing a Kitchen/Diner and additional Reception room
- Ground Floor bedroom with built-in wardrobes
- Off street parking
- Chain free sale
- Gross internal floor area of 1,442 sq ft (134 sq m) approximately

**PRICE: .....£950,000.....FREEHOLD**

**DEWSBURY ROAD, DOLLIS HILL, LONDON, NW10 1EP (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Tiled flooring.

**Lounge (front):** 15'9" x 14'6" (4.56m x 4.42m). Wood flooring. Double glazed bay window.

**Reception Room 2/Bedroom (rear):** 13'9" x 13'0" (4.20m x 3.96m). Currently used as a bedroom with wood flooring. Built-in wardrobes to two walls. Door to:

**Breakfast Room:** 12'3" X 11'8" (3.74m x 3.55m). Tiled flooring. Double glazed French doors to rear garden. Open plan with:

**Kitchen/Diner:** 22'7" x 8'6" (6.88m x 2.58m). Fitted with a granite breakfast bar and granite worktops to the opposite wall. Fitted with a range of eye level wall mounted cabinets and matching base cabinets. Integrated dishwasher. Plumbing/space for washing machine. Cupboard with gas boiler. Built-in electric hob. Stainless steel extractor hood above hob and split level double oven. Sink unit with mixer tap and granite drainer. Double glazed window overlooking rear garden.

**Bathroom/WC:** 7'3" x 5'1" (2.20m x 1.55m). With three piece suite of panelled bath, vanity wash hand basin with cupboard below and low level WC. Fully tiled walls and flooring. Window to side.

**First Floor:**

**Bedroom 1 (front):** 15'0" x 14'10" (4.58m x 4.52m). Laminated wood flooring. Built-in wardrobes. Double glazed window.

**Bedroom 2 (rear):** 13'10" x 12'10" (4.21m x 3.92m). Laminated wood flooring. Double glazed window.

**Bedroom 3 (rear):** 9'6" x 8'8" (2.90m x 2.65m). Double glazed window. Laminated wood flooring.

**Bathroom:** 6'8" x 6'0" (2.03m x 1.82m). Fully ceramic tiled walls. Panelled bath with mixer tap and shower attachment above with shower screen. Pedestal wash hand basin with mixer tap. Tiling to floor. Heated towel rail.

**Separate WC:** With low level WC and tiled flooring.

**Landing:** Hatch to loft space (not inspected). Window to side wall. Built-in cupboard.

**External features:** Off street parking for at least one vehicle. Side pedestrian access. Rear garden some 33' in length excluding shed area.

**PRICE: £950,000 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 1441.71 SQ. FT / 133.94 SQ. M

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