

DEWSBURY ROAD, DOLLIS HILL, LONDON, NW10



EPC Rating:

We are delighted to bring to the market this fabulous extended semi-detached 1930's built house and situated in this desirable residential road forming part of the ever popular Dollis Hill Estate. **NB:** This property has had a lot of money spent on it over the last 10 years and viewing is highly recommended to appreciate the condition of the house. Benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor rear extension providing large kitchen/diner/family room with bi-folding doors onto rear garden.
- Two bathrooms
- Off street parking for one to two vehicles to front
- Side pedestrian access
- Natural wood finish internal doors
- Built-in wardrobes to all bedrooms
- Underfloor heating to kitchen and bathrooms
- Ready to move into condition
- The magnificent 80 acres of Gladstone Park are within a few yards walk of the property with the nearest Station being Dollis Hill (Jubilee Line) being an approximate ten minute walk
- Gross internal floor area of 1,281 sq ft (119 sq m) approximately
- New ceilings throughout
- Charging point for electrical vehicles

PRICE: £899,950.....FREEHOLD

DEWSBURY ROAD, LONDON, NW10 (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Understairs cupboard. Additional walk-in cupboard housing boiler and MCB consumer unit.

Lounge (front): 15'6" x 13'0" (4.73m x 3.93m). Double glazed bay window. Downlights to ceiling.

Dining Room (rear): 13'1" x 10'8" (3.98m x 3.26m). Wood flooring. Open plan with:

Kitchen: 19'7" x 12'6" (5.97m x 3.82m). Fitted with a range of white high gloss finish wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Integrated appliances including dishwasher, washing machine, fridge/freezer, built-in hob and split level oven with microwave above. Tiled flooring with underfloor heating.

Shower Room/WC: Double width shower cubicle. Low level WC with concealed cistern. Vanity wash hand basin with drawer unit below. Tiling to floor and walls. Heated towel rail. Underfloor heating.

First Floor:

Bedroom 1 (front): 16'0" x 12'8" (4.87m x 3.85m). Built-in wardrobes. Double glazed window. Downlights to ceiling.

Bedroom 2 (rear): 13'1" x 10'9" (3.98m x 3.27m). Built-in wardrobes. Double glazed window. Downlights to ceiling.

Bedroom 3 (rear): 9'5" x 8'8" (2.86m x 2.64m). Double glazed window. Built-in wardrobes. Downlights to ceiling.

Bathroom/WC: 6'8" x 5'11" (2.03m x 1.81m). Panelled bath with hand shower and additional rain shower above bath with shower screen. Low level WC with concealed cistern. Vanity wash hand basin with mixer tap and cupboard below. Heated towel rail. Fully tiled floor with underfloor heating and fully tiled walls. Downlights to ceiling. Double glazed window.

Separate Additional WC: Low level WC. Fully tiled walls and flooring.

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

External features: Rear garden mainly lawn measuring some 40' in length with garden shed. Side pedestrian access. Off street parking for one or two vehicles to front of the property with dropped kerb to Dewsbury Road.

PRICE: £899,950 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.

DEWSBURY ROAD, LONDON, NW10 (CONTINUED)



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GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1280.90 SQ. FT / 119.00 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.
FLOOR PLANS ARE NOT DONE TO "SCALE".