

ELLESMERE ROAD, DOLLIS HILL, NW10 1LG



EPC Rating: D

We are delighted to be able to offer for sale this extended 1930's built semi-detached house and situated on the ever popular Dollis Hill Estate at the Park Avenue North end of Ellesmere Road.

Benefits include:-

- Gas central heating
- Double glazed windows
- Garage conversion providing an additional room and ensuite shower room/WC
- Extended spacious kitchen/diner
- Conservatory extension to rear
- South facing rear garden
- Gross internal floor area of 1,438 sq ft (134 sq m) approximately
- The property is located within a few yards of Dollis Hill (Jubilee Line) Tube Station and is walkable to Willesden Green (zone 2 Jubilee Line) Station
- The magnificent 80 acres of Gladstone Park are within a few yards of the property

PRICE:£925,000.....FREEHOLD

ELLESMERE ROAD, LONDON, NW10 1LG (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Entrance Hall: Wood flooring. Understairs cupboard.

Through Lounge: 30'8" x 12'6" (9.34m x 3.81m). Double glazed bay window to front room. Sliding patio doors from rear room to:

Conservatory Extension: 10'10" x 9'5" (3.30m x 2.88m). Double glazed French doors to rear garden. Tiled flooring.

Kitchen/Diner: 18'3" x 14'7" (5.57m x 4.45m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above. Breakfast bar. Part wood flooring to dining area and part tiled flooring to kitchen area. Additional sliding patio doors to rear garden. Space for dishwasher. Sink unit. Built-in hob with extractor hood above and oven below. Double glazed window to rear. Downlights to ceiling. Plumbed for washing machine. Door to:-

Shower Room/WC: Shower cubicle. Low level WC. Circular bowl sink unit with mixer tap. Tiled flooring and fully tiled walls. Door to:

TV Room/Study/Guest Bedroom: 11'6" x 7'5" (3.51m x 2.06m). Double glazed doors to street. Wood flooring. Downlights to ceiling. Roof window.

First Floor:

Bedroom 1 (front): 16'1" x 12'2" (4.90m x 3.71m). Double glazed bay window. Built-in wardrobes.

Bedroom 2 (rear): 14'2" x 10'6" (4.33m x 3.20m). Double glazed window. Built-in wardrobes.

Bedroom 3 (rear): 10'7" x 8'2" (3.23m x 2.48m). Double glazed window. Built-in wardrobes.

Large Bathroom/WC: 8'10" x 6'4" (2.68m x 1.93m). Fully tiled walls. Low level WC. Bidet with mixer tap. Pedestal wash hand basin with mixer tap. Corner bath with shower above bath. Heated towel rail. Double glazed window.

External features: Front and rear gardens, the front garden providing off street parking for two vehicles. The rear garden having a southerly aspect some 41' in length, mainly lawn.

PRICE: £925,000 FREEHOLD

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

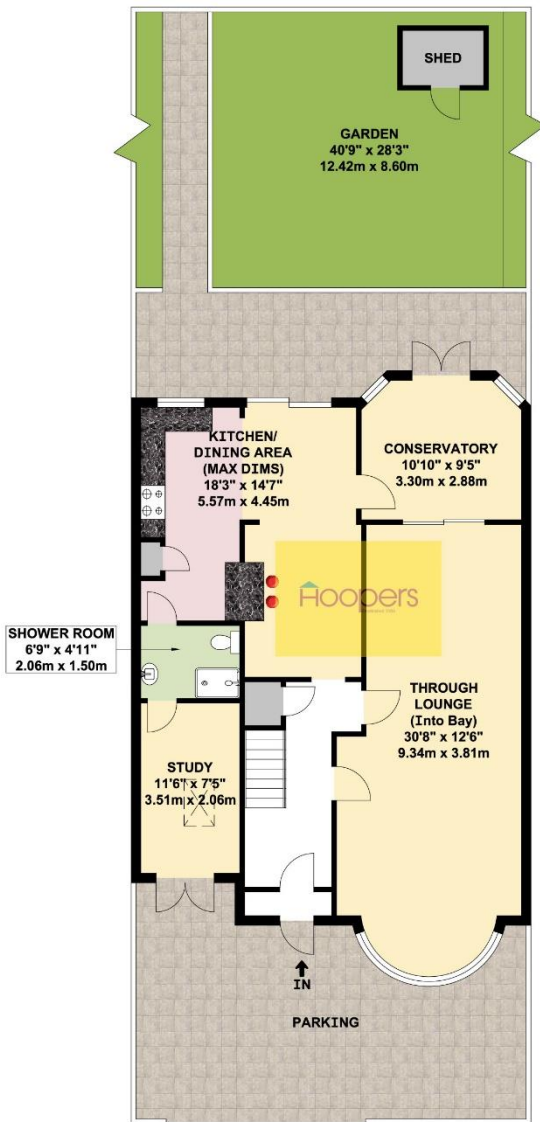
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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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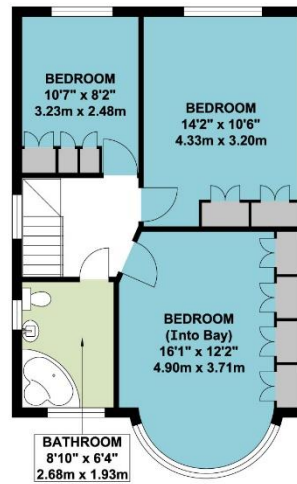


ELLESMERE ROAD, LONDON, NW10 1LG (CONTINUED)

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GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1437.52 SQ. FT / 133.55 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".