

YEWFIELD ROAD, WILLESSEN, LONDON, NW10 9TD



EPC Rating:

We are very excited to be able to offer for sale this beautifully presented refurbished Victorian built centre terrace house offering ready to move into family accommodation and viewing is highly recommended to appreciate the condition of the property.

The property is located just off Roundwood Road and is therefore within a few hundred yards of local bus services and shops at Church Road with the nearest Stations being Dollis Hill or Neasden (Jubilee Line).

Benefits include:-

- Gas central heating
- Double glazed windows
- Fitted kitchen
- 32' rear garden with covered decking area
- Gross internal floor area of 935 sq ft (87 sq m) approximately

PRICE:£625,000.....FREEHOLD

YEWFIELD ROAD, LONDON, NW10 9TD (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Entrance Hall: Wood laminate flooring. Understairs cupboard.

Lounge (front): 13'4" x 11'10" (4.1m x 3.6m). Double glazed bay window. Downlights to ceiling. High gloss laminated flooring.

Kitchen: 9'5" x 7'6" (2.9m x 2.3m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above. Integrated appliances including 5 ring gas hob with split level oven and microwave above. Integrated fridge/freezer, dishwasher and washing machine. Double glazed window.

Reception Room (rear): 14'8" x 10'5 (4.5m x 3.2m). Downlights to ceiling. Wood laminate flooring. Double glazed bi-folding doors to rear garden.

First Floor:

Bedroom 1 (front): 15'2" x 13'4" (4.6m x 4.1m). High gloss finish laminate flooring. Double glazed bay window. Downlights to ceiling.

Bedroom 2 (rear): 10'6" x 10'5" (3.2m x 3.2m). Double glazed window.

Bedroom 3 (middle): 9'5" x 7'7" (2.9m x 2.3m). Double glazed window.

Bathroom/WC: 6'1" x 5'4" (1.9m x 1.6m). Panelled bath with mixer tap and shower above. Low level WC. Pedestal wash hand basin with mixer tap. Fully tiled floor and walls. Heated towel rail. Downlights to ceiling.

Landing: Hatch to loft space (not inspected). Built-in cupboard.

External Features: Covered decking area to rear garden measuring some 32' in length.

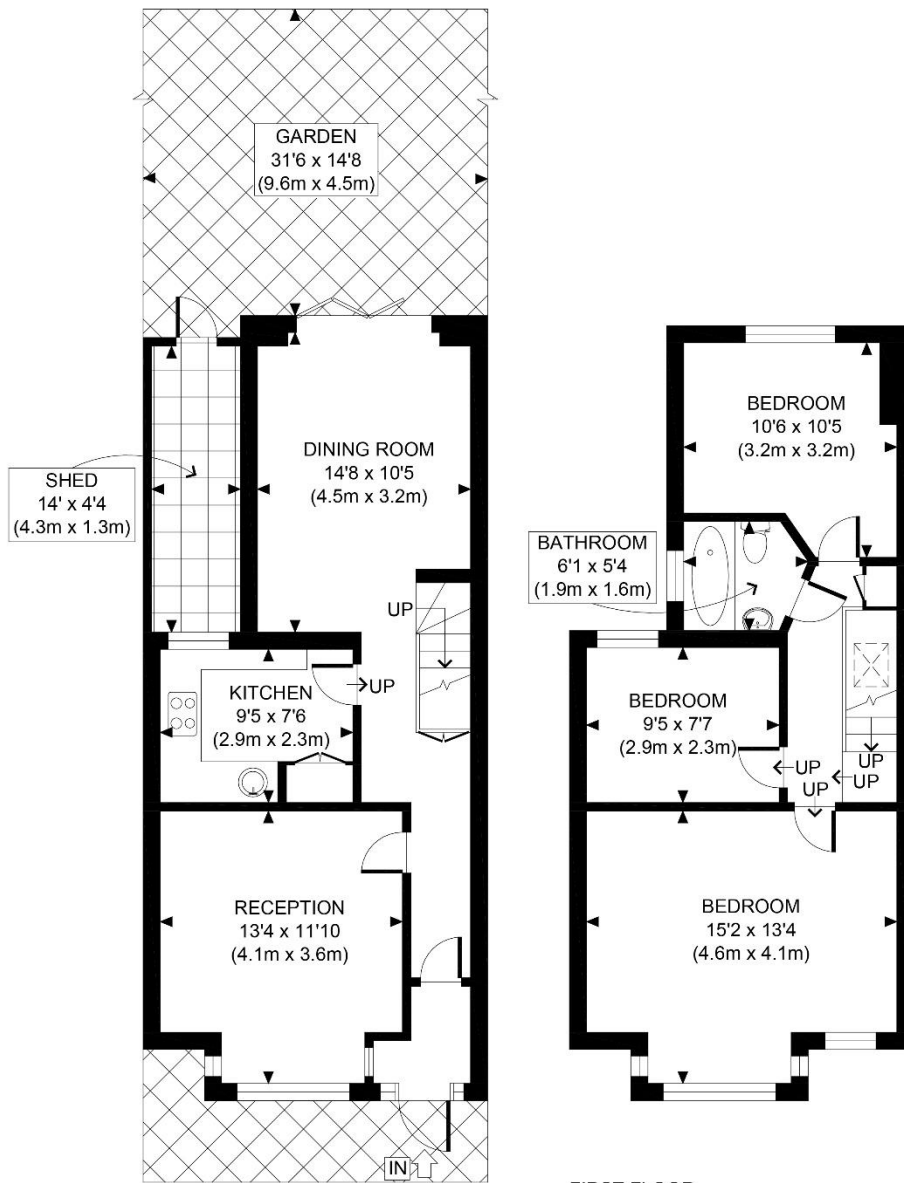
Council Tax: Band D.

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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.

YEWFIELD ROAD, LONDON, NW10 9TD (CONTINUED)

YEWFIELD ROAD, LONDON, NW10 9TD (CONTINUED)**APPROX. GROSS INTERNAL FLOOR AREA 935 SQ FT / 87 SQM**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Yewfield Road

date 26/05/25

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