

VILLIERS ROAD, WILLESDEN, LONDON, NW2 5QB



EPC Rating: D

We are pleased to be able to offer for sale this spacious period house and situated in this central location just off Willesden High Road and within a few hundred yards of local bus services and shops at either Willesden High Road or Dudden Hill Lane with Dollis Hill (Jubilee Line) Tube Station being within a maximum 10 minutes walk from the property. Benefits include:-

- Gas central heating
- 3 double bedrooms
- Spacious shower room
- Own rear garden
- Kitchen/diner
- Gross internal floor area of 1,073 sq ft (100 sq m) approximately

PRICE: £650,000.....FREEHOLD

VILLIERS ROAD, WILLESDEN, LONDON, NW2 5QB (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:**Entrance Hall:**

Lounge: 13'11" x 12'4" (4.25m x 3.76m). Sash window. Wood flooring.

Kitchen/Diner: 15'11" x 12'2" (4.85m x 3.71m).

First Floor:

Bedroom 1 (front): 15'11" x 13'11" (4.85m x 4.23m). Double glazed window.

Bedroom 2 (front): 15'0" x 10'10" (4.57m x 3.30m). Double glazed window. Built-in wardrobes.

Bedroom 3 (rear): 12'0" x 9'11" (3.66m x 3.02m). Double glazed window.

Shower Room/WC: 9'9" x 8'10" (2.98m x 2.70m).

External Features: The property benefits its own rear garden measuring some 20' in length approximately.

PRICE: **£650,000** **FREEHOLD**

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' 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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VILLIERS ROAD
LONDON NW2



APPROX. GROSS INTERNAL FLOOR AREA 1072.62 SQ. FT / 99.65 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".