

MORA ROAD, CRICKLEWOOD, LONDON, NW2 6TE



EPC Rating:

We are delighted to bring to the market this four bedroom centre terrace Victorian built house and situated in this popular residential street in the heart of Cricklewood and being situated within a few hundred yards of local buses and shopping facilities at Cricklewood Broadway with the nearest Stations being Cricklewood (overground trains) or Willesden Green (zone 2 Jubilee Line trains). Benefits include:-

- Gas central heating
- Double glazed windows
- Four bedrooms
- Chain free sale
- Off street parking for a small car to front
- Approximately 85' rear garden
- Gross internal floor area of 1,432 sq ft (133 sq m) approximately
- The property is situated within a few hundred yards of Mora Road Primary School.
- The magnificent 80 acres of Gladstone Park are within a quarter mile of the property approximately
- Brent Cross shopping complex is approximately 3 miles

PRICE:£825,000..... FREEHOLD

MORA ROAD, CRICKLEWOOD, LONDON, NW2 6TE (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Lounge (front): 14'1" x 13'3" (4.30m x 4.05m). Feature fireplace. Ceiling cornice. Double glazed bay window.

Reception Room 2: 11'10" x 10'9" (3.60m x 3.28m). Double glazed window.

Kitchen: 11'4" x 10'10" (3.46m x 3.31m). Stainless steel sink unit with mixer tap. Built-in gas hob with extractor hood above hob and split level double oven. Plumbing for washing machine. Fitted wall and matching base cabinets with work surfaces above. Door to garden.

Reception Room 3 (rear): 13'8" x 11'7" (4.17m x 3.53m). Double glazed patio doors to rear garden.

First Floor:

Bedroom 1 (front): 17'0" x 14'0" (5.18m x 4.26m). Double glazed bay window. Ceiling cornice with rose.

Bedroom 2 (middle): 11'10" x 10'8" (3.60m x 3.25m). Double glazed window.

Bedroom 3 (rear): 11'7" x 8'6" (3.53m x 2.58m). Double glazed window.

Bedroom 4 (middle): 8'4" x 8'4" (2.54m x 2.53m). Built-in cupboard with gas boiler. Double glazed window.

Bathroom/WC: 7'9" x 6'0" (2.35m x 1.82m). Three piece suite of bath with shower attachment over bath and shower screen, low level WC and pedestal wash hand basin. Fully tiled walls.

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

External features: Off street parking to front garden via a dropped kerb to Mora Road for one small vehicle. Rear garden some 85' in length mainly lawn with garden shed.

PRICE: £825,000 FREEHOLD

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

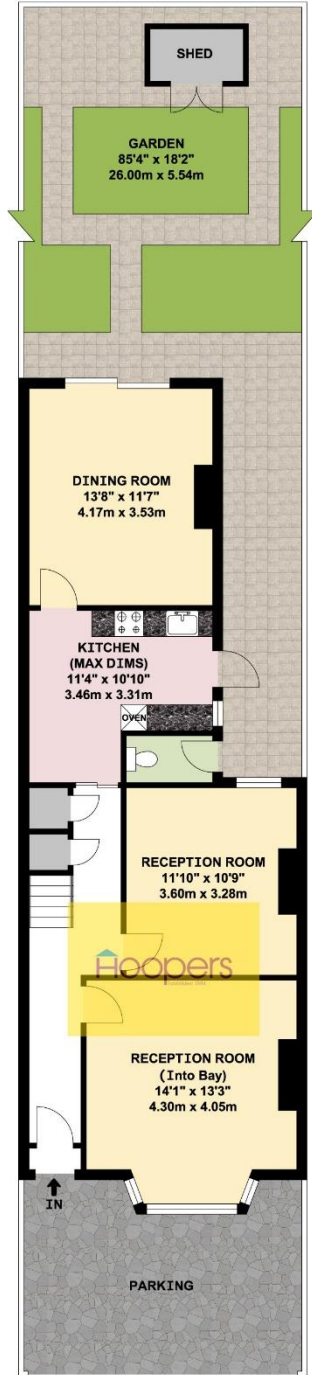
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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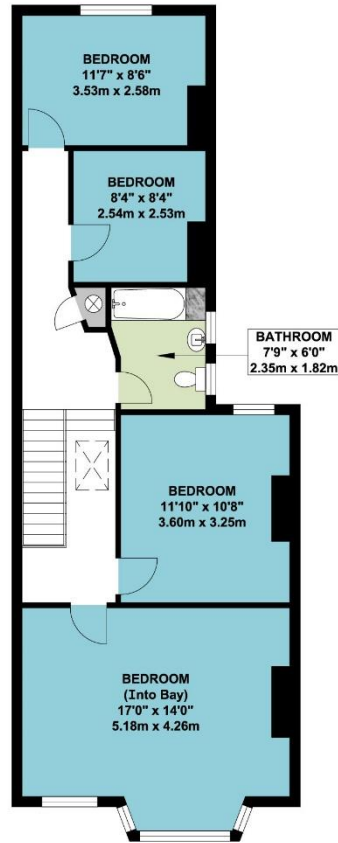


MORA ROAD, CRICKLEWOOD, LONDON, NW2 6TE (CONTINUED)

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LONDON NW2**



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1431.60 SQ. FT / 133.00 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".