

DENZIL ROAD, WILLESDEN, NW10 2UR



EPC Rating: D

We are delighted to bring to the market this charming period centre terrace house which has undergone a number of improvements and offers an ideal opportunity for a first time buyer to acquire a house with character and style.

The property is located within a few hundred yards of Dollis Hill and Neasden (Jubilee Line) Tube Stations and the many shops and buses at Willesden High Road. Benefits include:-

- South facing rear garden some 40' in length
- Gas central heating
- Mostly double glazed windows
- Feature fireplaces
- Stripped wood internal doors
- Chain free sale
- 2/3 bedrooms
- Gross internal floor area of 937 sq ft (87 sq m) approximately

PRICE:£595,000.....FREEHOLD

DENZIL ROAD, LONDON, NW10 2UR (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboards.

Lounge (front): 13'2" x 11'4" (4.0m x 3.5m). Double glazed window. Ceiling cornice. Feature fireplace.

Dining Room/Bedroom 3 (rear): 11'11" x 9'7" (3.6m x 2.9m). Feature fireplace. French doors to rear garden. Ceiling cornice.

Kitchen/Diner: 16'7" x 9'6" (5.1m x 2.9m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Stainless steel sink unit. Fitted gas cooker with five rings integrated to chimney breast recess. Plumbing for washing machine and dishwasher. Wall mounted gas boiler. Double aspect windows. Door to garden.

First Floor:

Bedroom 1 (front): 15'2" x 11'5" (4.6m x 3.5m). Built-in wardrobe. Double glazed sash style windows. Feature fireplace.

Bedroom 2 (rear): 11'8" x 9'9" (3.6m x 3.0m). Feature fireplace. Double glazed sash style window.

Large Bathroom/WC: 10'2" x 7'6" (3.1m x 2.3m). Panelled bath with shower above. Low level WC. Pedestal wash hand basin with mixer tap. Double glazed window. Downlights to ceiling.

Landing: Hatch to loft space (not inspected).

External features: Front and rear gardens, the rear garden being 40' in length approximately with garden shed, Astroturf area and additional gravel area.

PRICE: **£595,000** **FREEHOLD**

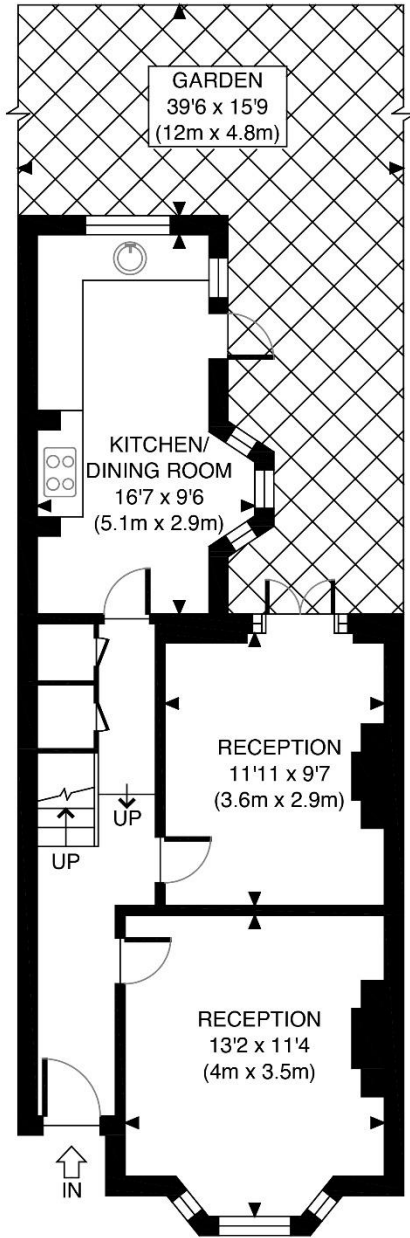
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

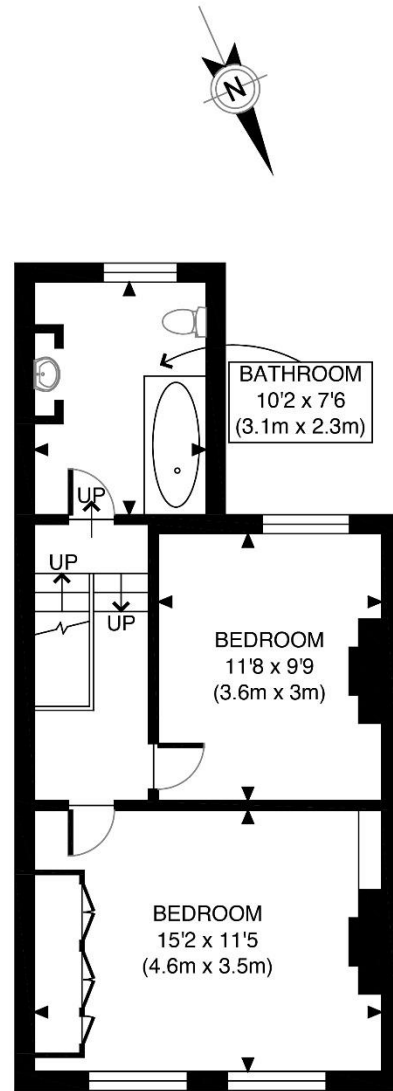
DENZIL ROAD, LONDON, NW10 2UR (CONTINUED)



DENZIL ROAD, LONDON, NW10 2UR (CONTINUED)




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 498 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 439 SQ FT



<p>APPROX. GROSS INTERNAL FLOOR AREA 937 SQ FT / 87 SQM</p> <p>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</p>	<p>Denzil Road</p>
	<p>date 26/07/24</p>
	<p>photoplan </p>