

HAWKSHEAD ROAD, WILLESDEN, LONDON, NW10 9UP



EPC Rating: F

We are pleased to be able to offer this end of terrace Victorian built house situated in this popular residential road between Roundwood Road and Oldfield road and offering spacious family accommodation.

The property is located opposite Leopold Primary School (a sought after school) and is located within a few hundred yards of the lovely Roundwood Park. Benefits include:-

- Gas central heating
- Double glazed windows
- Two bathrooms
- Three good sized bedrooms
- Disability friendly
- The nearest Stations are Neasden and Dollis Hill (Jubilee Line)
- Gross internal floor area of 1,237 sq ft (115 sq m) approximately

PRICE: £675,000..... FREEHOLD

HAWKSHEAD ROAD, LONDON, NW10 9UP (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Lounge (front): 13'11" x 11'4" (4.2m x 3.5m). Feature fireplace. Double glazed bay window. Ceiling cornice and rose.

Dining Room (rear): 17'3" x 10'9" (5.3m x 3.3m). Tiled fireplace. Double glazed windows. Door to:

Kitchen: 10'9" x 6'0" (3.3m x 1.58). Fitted with matching wall mounted and base cupboards with work surfaces above. Plumbed for washing machine. Double glazed door to garden. Tiled flooring.

Wet Room/WC: 11'6" x 9'0" (3.5m x 2.7m). With open shower, low level WC and wash hand basin. Double glazed window.

First Floor:

Bedroom 1 (front): 14'11" (13'11" (4.6m x 4.2m). Double glazed window. Feature fireplace.

Bedroom 2 (middle): 11'5" x 9'2" (3.5m x 2.8m). Double glazed window.

Bedroom 3 (rear): 10'9" x 9'5" (3.3m x 2.9m). Double glazed window. Feature fireplace. Built-in cupboard.

Bathroom: 7'9" x 7'8" (2.4m x 2.3m). Panelled bath. Vanity wash hand basin. Double glazed window.

Separate WC: Low level WC.

External Features: Side pedestrian access (part covered for storage). Rear garden with decking area and shrub borders.

PRICE: £675,000 **FREEHOLD**

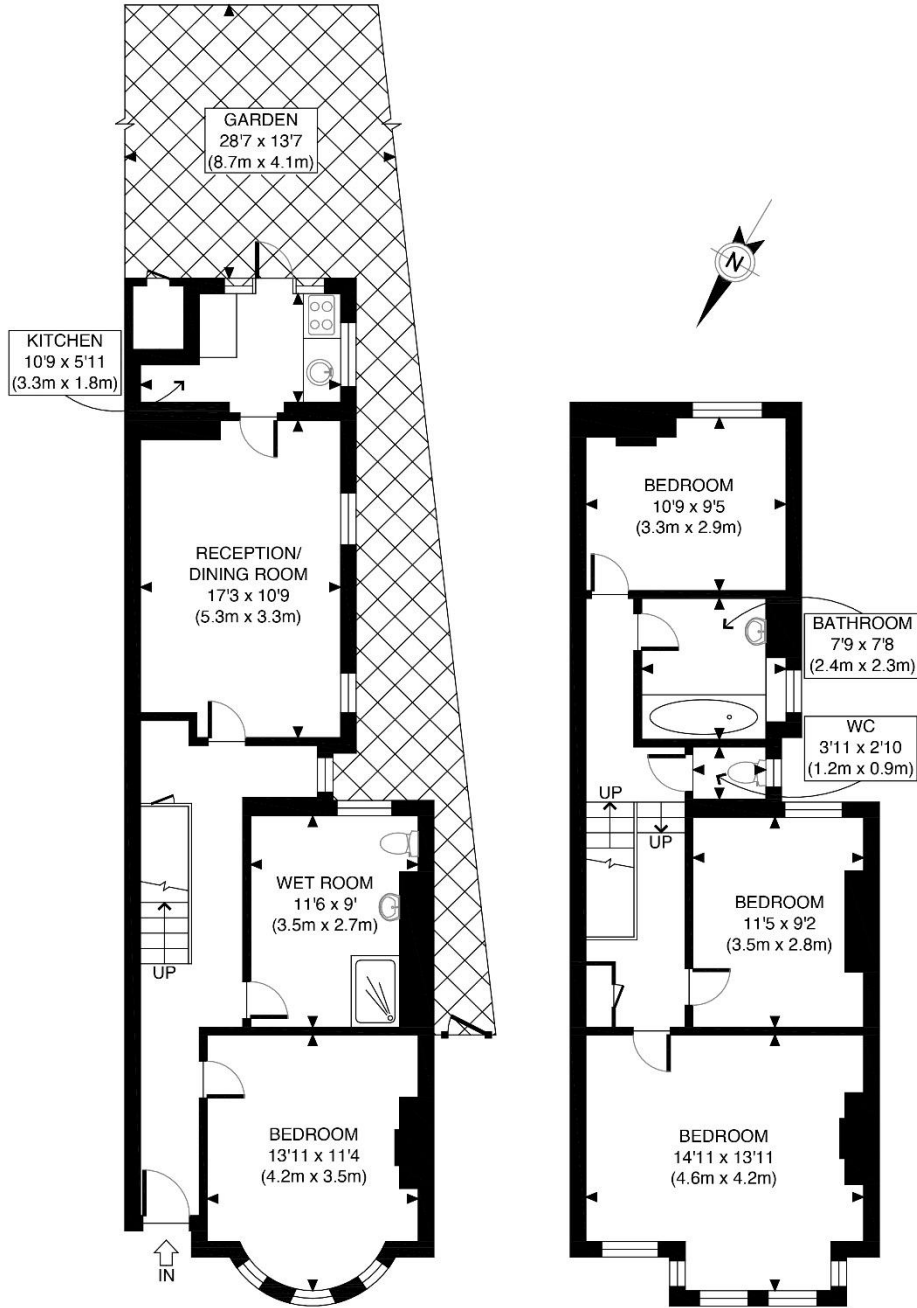
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

HAWKSHEAD ROAD, LONDON, NW10 9UP (CONTINUED)



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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 644 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 593 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1237 SQ FT / 115 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	
Hawkshead Road	
date	21/07/23