

**DEWSBURY ROAD, DOLLIS HILL, LONDON, NW10 1EN**



EPC Rating: D

A rare opportunity to purchase an extended spacious semi-detached 1930's built house in this desirable residential road off Cullingworth Road and being situated within a few hundred yards of the magnificent 80 acres of Gladstone Park with Dollis Hill (Jubilee Line) Tube Station being within a few yards.

Only an internal inspection of this property will allow a potential buyer to appreciate the size of the property as the house has been extended considerably and offers spacious accommodation for the larger family. Benefits include:-

- Gas central heating
- Double glazed windows
- Loft conversion providing bedroom 4 and ensuite bathroom
- Kitchen extension providing spacious kitchen/diner
- Three bathrooms
- Chain free sale
- Off street parking to the front for 2 cars
- Ground floor annexe bedroom/ study/TV room (former garage)
- South facing rear garden
- It is possible to walk to Willesden Green (zone 2 Jubilee Line) Tube Station within approximately 15 minutes
- Gross internal floor area of 1,694 sq ft (157 sq m) approximately

**PRICE: ..... £1,150,000.....FREEHOLD**

**DEWSBURY ROAD, LONDON, NW10 1EN (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Two large understairs cupboards.

**Through Lounge:** 29'5" x 13'0" (8.96m x 3.96m). Double glazed bay window to front room. Double glazed door from rear room to garden.

**Kitchen/Diner:** 16'5" x 13'9" (5.0m x 4.18m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Ceramic tiled flooring. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Wall mounted gas boiler. Double glazed window and double glazed door to rear garden.

**Annexe Bedroom/Office:** 13'5" x 6'11" (4.08m x 2.12m). With window to front.

**Wet Room:** With WC, wash hand basin and open shower. Fully tiled walls and flooring. Heated towel rail.

**First Floor:**

**Bedroom 1 (front):** 16'0" x 13'0" (4.87m x 3.97m). Built-in wardrobes. Double glazed window.

**Bedroom 2 (rear):** 13'0" x 10'10" (3.95m x 3.30m). Built-in wardrobes. Double glazed window.

**Bedroom 3 (rear):** 9'5" x 8'9" (2.88m x 2.66m). Double glazed window.

**Shower Room/WC:** 6'5" x 5'10" (1.95m x 1.77m). Corner shower cubicle. Heated towel rail. Low level WC. Fully tiled walls. Vanity wash hand basin with mixer tap. Gas hot water boiler.

**Separate WC:** Low level WC. fully tiled walls and flooring.

**Second Floor (Loft Conversion):**

**Bedroom 4:** 17'7" x 11'8" (5.35m x 3.55m). With double glazed dormer window to rear.

**Bathroom/WC:** 6'4" x 6'3" (1.93m x 1.90m). With panelled bath, vanity wash hand basin with cupboard below and low level WC. Fully tiled walls and flooring. Heated towel rail.

**External features:** Off street parking to front for at least one to two vehicles. South facing rear garden some 47' in length.

**PRICE: £1,150,000 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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