

## **MULGRAVE ROAD, DOLLIS HILL, NW10 1BS**



EPC Rating: C

We are delighted to bring to the market this magnificent extended centre terrace Edwardian built house which has been refurbished to a high standard to allow open plan modern accommodation for a young family and viewing of the interior of the property is highly recommended to appreciate the size and condition.

The property has been extended to the loft area to provide a main bedroom with ensuite bathroom/WC and the property benefits a south facing rear garden. The house is located directly opposite the magnificent 80 acres of Gladstone Park with open views from the front of the property over the park. Benefits include:-

- Gas central heating
- Double glazed windows
- South facing rear garden
- Loft conversion providing main bedroom and ensuite bathroom/WC
- Three further bedrooms
- Open plan ground floor accommodation
- Gross internal floor area of 1,402 sq ft (130 sq m) approximately
- The nearest station is Dollis Hill (Jubilee Line)

**PRICE: ..... £950,000.....FREEHOLD**

## **MULGRAVE ROAD, DOLLIS HILL, LONDON, NW10 1BS (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor:**

**Entrance Hall:** Original front door with stained glass windows. Original tessellated tiled flooring. Understairs laundry cupboard.

**Open Plan Lounge/Dining Room & Kitchen:** **Lounge Area:** 16'6" x 12'6" (5.02m x 3.80m). Wood flooring. Double glazed bay window. Feature fireplace with ornamental fire.

**Dining Room/Kitchen (rear):** 18'10" x 12'8" (5.73m x 3.86m). Bi-folding doors to rear garden. Built-in cupboards and book shelves to one wall. **Kitchen:** Fitted with a range of built-in high gloss finish white wall cabinets and matching base cabinets with quartz worktops above and tiled surrounds. Built-in gas hob with oven below and extractor hood above hob. Integrated fridge & freezer. Integrated dishwasher. Sink unit with mixer tap. Wood flooring.

### **First Floor:**

**Bedroom 2 (front):** 16'6" x 12'6" (5.02m x 3.80m). Built-in wardrobes. Double glazed bay window. Door to walk out balcony.

**Bedroom 3 (rear):** 12'6"x 9'2" (3.81m x 2.80m). Built-in cupboards. Double glazed window.

**Bedroom 4 (rear):** 9'0" x 8'7" (2.75m x 2.62m). Double glazed window.

**Shower Room/WC:** 6'9" x 5'8" (2.07m x 1.72m). With wide walk-in shower. Pedestal wash hand basin. Low level WC. Tiling to floor and walls. Heated towel rail. Double glazed window.

### **Second Floor (loft conversion):**

**Main Bedroom 1:** 17'7" x 14'4" (5.96m x 4.37m). Under eaves storage cupboards. Velux windows to front elevation with built-in cupboards. Built-in wardrobes. Double glazed dormer window overlooking rear garden. Door to:

**Ensuite Bathroom/WC:** 8'8" x 6'8" (2.63m x 2.03m). Panelled bath with shower screen, hand shower and rain shower above bath. Wash hand basin. Low level WC. Tiling to floor and walls.

**External Features:** Front garden with custom made mosaic pathway. The rear garden having a southerly aspect some 40' long with decking area, Astroturf and garden shed. Outside WC with wash hand basin. Boiler cupboard.

**Council Tax:** Band E.

**PRICE:..... £950,000 ..... 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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