

## **YEWFIELD ROAD, WILLESDEN, LONDON, NW10 9TB**



EPC Rating: D

We are pleased to be able to bring to the market this centre terrace two storey house with bay window frontage and offered for sale chain free.

The property is in ready to move into condition and offers spacious accommodation for a young family. The property is located within a few hundred yards of Church Road shops and bus services with the nearest Station being Dollis Hill (Jubilee Line). Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Two outbuildings to rear garden
- Fitted kitchen
- Two reception rooms
- Feature fireplaces to most rooms
- Modern bathroom
- Three bedrooms
- Gross internal floor area of 917 sq ft (85 sq m) approximately

**PRICE: .....£595,000.....FREEHOLD**

**YEWFIELD ROAD, LONDON, NW10 9TB (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood laminate flooring. Understairs cupboard. Dado rail.

**Guest Cloakroom:** Low level WC and wash hand basin. Fully tiled walls.

**Lounge (front):** 13'1" x 11'10" (4.00m x 3.60m). Feature fireplace. Double glazed bay window.

**Dining Room (rear):** 12'2" x 10'5" (3.72m x 3.18m). Feature fireplace. Dresser unit. Door to rear garden.

**Kitchen:** 9'3" x 7'7" (2.83m x 2.30m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above. Stainless steel sink unit with mixer tap. Built-in gas hob with oven below and extractor hood above hob. Plumbing for washing machine.

**First Floor:**

**Bedroom 1 (front):** 15'2" x 13'1" (4.62m x 4.00m). Wardrobes to two walls. Double glazed window. Ceiling cornice. Wood laminate flooring.

**Bedroom 2 (rear):** 10'5" x 8'10" (3.18m x 2.70m). Feature fireplace. Wardrobes to one wall and built-in original cupboard. Double glazed window.

**Bedroom 3 (middle):** 9'3" x 7'7" (2.82m x 2.30m). Double glazed window. Feature fireplace.

**Bathroom/WC:** 6'0" x 5'7" (1.80m x 1.70m). Three piece suite of panelled bath with mixer tap and shower above. Low level WC. Wash hand basin with mixer tap. Fully tiled walls. Double glazed window.

**External Features:** Two outbuildings to rear garden.

**Council Tax:** Band D.

**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.

**YEWFIELD ROAD, LONDON, NW10 9TB (CONTINUED)**

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LONDON NW10**

APPROX. GROSS INTERNAL FLOOR AREA 916.65 SQ. FT / 85.16 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE STORAGE 1029.03 SQ. FT / 95.60 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".