

DUDDEN HILL LANE, DOLLIS HILL, NW10 1BN



EPC Rating:

A fantastic opportunity to purchase a 3 bedroom end terrace double bay fronted Edwardian built house set on a raised level and offered with no upper chain.

Whilst the property requires some modernisation, it has potential for further development/extensions (S.T.P.P)

The property is situated within a few hundred yards to Neasden Shopping parade with its multiple shopping and bus services with the nearest stations being Neasden or Dollis Hill (both Jubilee line and less than half a mile in distance).

- Edwardian built end terrace house
- 3 good sized bedrooms
- Through lounge
- Double glazing
- Gross internal floor area of 1,080 sq ft (100 sq m) approximately
- Gas central heating
- The 80 acres of Gladstone Park are located within a few yards
- The nearest Stations are Neasden or Dollis Hill (Jubilee Line)
- Chain free sale.

PRICE: £740,000.....FREEHOLD

DUDDEN HILL LANE, DOLLIS HILL, NW10 1BN (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Entrance Hall: Wood flooring. Understairs cupboard.

Through Lounge: 29'5" x 12'10" (8.96m x 3.90m). Double glazed bay window to front. Tiled character fireplace to front room. Rear room with double glazed patio doors to rear garden. Wood laminate flooring.

Kitchen: 11'10" x 6'0" (3.60m x 1.80m). Rear aspect window. Single drainer sink unit with cupboards below. Fitted wall and base cupboards with work surfaces above. Gas hob with separate built-in oven and grill. Plumbing for washing machine. Breakfast bar. Tiled walls. Wood flooring.

First Floor:

Bedroom 1 (front): 16'3" x 12'7" (4.95m x 3.84m). Double glazed bay window and door to balcony. Fitted floor to ceiling wardrobes.

Bedroom 2 (rear): 12'8" x 9'10" (3.86m x 3.00m). Double glazed rear aspect window. Built in cupboard.

Bedroom 3 (rear): 9'0" x 9'0" (2.75m x 2.72m). Double glazed rear aspect window. Fitted wardrobe.

Shower Room/WC: 6'6" x 5'9" (1.98m x 1.75m). Frosted double glazed rear aspect window. Electric shower with shower curtain and rail. Low level WC. Wash hand basin. Ceramic tiling to floor and walls.

External features: Front, side and rear gardens the rear garden being approximately 53' in length.

Council Tax: Band E.

PRICE: £740,000 FREEHOLD

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

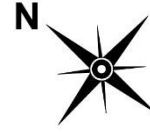
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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.

DUDDEN HILL LANE, DOLLIS HILL, NW10 1BN (CONTINUED)



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**DUDDEN HILL LANE
LONDON NW10**



APPROX. GROSS INTERNAL FLOOR AREA 1080.48 SQ. FT / 100.38 SQ. M

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FLOOR PLANS ARE NOT DONE TO "SCALE".