

## DUDDEN HILL LANE, DOLLIS HILL, NW10 1BN



EPC Rating: D

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.**

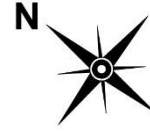
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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