

**CREUKHORNE ROAD, LONDON, NW10 9DJ**



EPC Rating:

Presenting a three bedroom house conveniently located off Church Road with multiple shopping and bus services close by at Craven Park. The nearest station is Neasden (Jubilee Line).

- Three storey house
- Three double bedrooms
- Kitchen diner
- Double glazing
- Gas central heating
- Front and rear gardens
- The property is located within a few hundred yards of Craven Park
- The nearest station is Harlesden (Bakerloo & overground)

**PRICE: .....£535,000.....FREEHOLD**

**CREUKHORNE ROAD, LONDON, NW10 9DJ (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs meter storage cupboard. Wood flooring.

**Guest WC:** Fully tiled walls and floor. Frosted double glazed window. Low level WC. Vanity wash hand basin with cupboard below.

**Reception (rear):** 15'3" x 11'6" (4.65m x 3.51m). Double glazed rear aspect window. Wood flooring. Double glazed doors to rear garden.

**Kitchen/Diner:** 16'10" x 8'8" (4.88m x 2.65m). Double glazed front aspect window. Single drainer one and half bowl sink unit. Fitted wall and base cupboards with work surfaces above. Gas cooker point with extractor hood above. Plumbing for washing machine. Part tiled walls and tiled flooring.

**First Floor:**

**Landing:** Double glazed window.

**Bedroom 1 (front):** 13'8" x 8'9" (4.17m x 2.66m). Double glazed front aspect window. Wood flooring.

**Bedroom 2 (rear):** 13'10" x 8'8" (4.21m x 2.65m). Double glazed rear aspect window. Wood flooring.

**Bathroom/WC:** 8'9" x 6'3" (2.61m x 1.88m). Frosted double glazed rear aspect window. Panelled bath with mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin. Fully tiled walls and flooring. Heated towel rail.

**Second Floor:**

**Landing:** Storage cupboard.

**Bedroom 3:** 18'7" x 11'11" (5.66m x 3.62m). Double glazed window set in dormer to the front.

**External features:** Front garden. Rear garden mainly laid to lawn.

**PRICE: £535,000 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.

**CREUKHORNE ROAD, LONDON, NW10 9DJ (CONTINUED)**



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LONDON NW10**



**GROUND FLOOR**

**FIRST FLOOR**

**SECOND FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1091.99 SQ. FT / 101.45 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".