

FLEETWOOD ROAD, DOLLIS HILL, LONDON, NW10 1NL



EPC Rating: E

A semi-detached 1930's style house located close to the junction of Hamilton Road and therefore being within a few hundred yards of Gladstone Park and Dollis Hill (Jubilee Line zone 2) Station. Main shops are available within a mile approximately at Willesden Green.

- Gas central heating
- Part double glazed windows
- Chain free sale
- Off street parking
- Three bedrooms
- Two reception rooms
- Internal ground floor area of 1,292 sq ft (120 sq m) approximately
- The property is located within a few hundred yards of Dollis Hill Station (zone 2 Jubilee Line) and the magnificent 80 acres of Gladstone Park
- Local bus services and shops are available at Hamilton Road

PRICE:£799,950.....FREEHOLD

FLEETWOOD ROAD, DOLLIS HILL, LONDON, NW10 1NB (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Two understairs cupboards. Coving to ceiling. Dado rail.

Guest Cloakroom: With low level WC and wash hand basin.

Reception Room 1 (front): 14'8" x 13'0" (4.48m x 3.97m). Front aspect double glazed window. Folding doors leading to Reception room 2.

Reception Room 2 (rear): 14'4" x 13'0" (4.37m x 3.97m). Rear aspect double glazed patio doors leading to rear garden.

Kitchen: 16'3" x 9'2" (4.95m x 2.80m). Rear and side aspect windows. Single drainer sink unit with cupboard below. Fitted base units and matching was units. Plumbing for washing machine. Breakfast bar. Space for fridge/freezer. Part tiled walls. Part mosaic and part block tiled floor. Door to garden.

First Floor:

Landing: With hatch to loft space (not inspected). Window to side wall.

Bedroom 1 (front): 14'9" x 13'3" (4.50m x 4.05m). Front aspect window.

Bedroom 2 (rear): 14'4" x 13'3" (4.37m x 4.04m). Rear aspect window.

Bedroom 3 (front): 8'6" x 7'4" (2.58m x 2.23m). Front aspect window.

Bathroom/WC: 7'7" x 7'3" (2.30m x 2.20m). Rear aspect window. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Shower cubicle. Heated towel rail. Part tiled walls. Airing cupboard.

Separate WC: Side aspect window. Low level WC.

External features: Off street parking to front garden for one car. Rear garden mainly laid to lawn with flowers and shrub borders. Timber shed.

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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.

FLEETWOOD ROAD, DOLLIS HILL, LONDON, NW10 1NB (CONTINUED)



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**FLEETWOOD ROAD
LONDON NW10**



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1291.66 SQ. FT / 120.00 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".