

HOWARD ROAD, CRICKLEWOOD, LONDON, NW2 6DR



EPC Rating: D

A large three floor centre terrace Victorian built house and situated in this popular residential road off Rockhall Road and therefore within a few hundred yards of local bus services and shops at Cricklewood. Benefits include:-

- Gas central heating
- Double glazed windows
- 5 bedrooms
- Ground floor rear extension
- Two bathrooms
- Chain free sale
- Utility Room
- Kitchen/Diner
- The nearest Stations are Willesden Green (zone 2 Jubilee Line) or Cricklewood (overground trains).
- Cricklewood mosque is located within a few yards of the property. Places of worship for other denominations are within walking distance.
- Gross internal floor area of 1,741 sq ft (162 sq m) approximately excluding Studio

PRICE:£750,000.....FREEHOLD

HOWARD ROAD, CRICKLEWOOD, LONDON, NW2 6DR (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Lounge (front): 15'7" x 11'4" (4.74m x 3.45m). Double glazed bay window. Ceiling cornice and rose.

Reception Room 2 (middle): 13'3" x 10'10" (4.03m x 3.31m). Laminated wood flooring. Double glazed window.

Reception Room 3 (rear): 15'1" x 10'4" (4.61m x 3.14m). Double glazed patio doors to:

Kitchen/Diner: 16'4" x 9'1" (4.97m x 2.78m). With wall mounted gas boiler. Stainless steel sink unit. Built-in gas hob with oven below and extractor hood above hob. A range of built-in wall cupboards and matching base cupboards with work surfaces above. Double glazed window and double glazed patio doors to rear garden.

Utility Room: 6'9" x 5'4" (2.05m x 1.63m). Tiled flooring. Work surface. Cupboard with hot water tank.

Bathroom/WC: 6'8" x 5'4" (2.04m x 1.63m). Fully tiled walls. Low level WC. Vanity wash hand basin with mixer tap and cupboard below. Panelled bath with mixer tap, hand shower and shower screen. Ceramic tiled flooring. Roof window.

Mezzanine Floor (rear):

Bedroom 3 (rear): 15'0" x 10'4" (4.58m x 3.16m). Double glazed window.

First Floor:

Bedroom 1 (front): 15'7" x 9'10" (4.76m x 3.00m). Double glazed window.

Bedroom 2 (middle): 13'2" x 10'9" (4.02m x 3.27m). Double glazed bay window.

Bedroom 4 (front): 9'7" (6'10" (2.93m x 2.08m). Double glazed window.

Second Floor:

Bedroom 5: 10'4" x 7'5" (3.15m x 2.26m).

Bathroom/WC: 11'0" x 4'9" (3.34m x 1.44m). Panelled path with mixer tap and shower attachment. Low level WC. Vanity wash hand basin with mixer tap and cupboard below. Hot water boiler. Fully tiled walls.

External Features: Front and rear gardens, the rear garden measuring some 18' mainly paved. Garden shed.

PRICE: **£750,000** **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.

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APPROX. GROSS INTERNAL FLOOR AREA 1741.27 SQ. FT / 161.77 SQ. M

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