

BURNLEY ROAD, DOLLIS HILL, LONDON, NW10 1EE



EPC Rating: D

We are pleased to be able to offer for sale this spacious extended semi-detached house constructed circa 1930 and offering spacious family accommodation. The property would allow a potential buyer to develop the house to their own taste.

The property is situated on the ever popular Dollis Hill Estate and located within a few yards of Dollis Hill (Jubilee Line) Tube Station and the magnificent 80 acres of Gladstone Park. Benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor rear extension
- South facing rear garden
- Side pedestrian access
- Popular location
- Potential for parking two cars by lowering the kerb
- Original features
- This property would suit family occupation or would serve as a good buy-to-let investment due to the close proximity of the property to Dollis Hill Station
- Gross internal floor area of 1,176 sq ft (109 sq m) approximately

PRICE:Offers in the region of £800,000.....FREEHOLD

BURNLEY ROAD, DOLLIS HILL, LONDON, NW10 1EE (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Through Lounge: 28'0" x 12'6" (8.54m x 3.80). Double glazed bay window to front room. Feature fireplaces. Door to:

Extension (Dining Area): 10'0" x 9'3" (3.04 x 2.81m). With door to rear garden.

Morning Room: 11'2" x 8'0" (3.40m x 2.41m). Double glazed window to side wall. Boiler cupboard.

Kitchen (rear): 9'3" x 7'7" (2.81m x 2.30m). Built-in wall and base cabinets with work surfaces above. Stainless steel sink unit. Plumbed for washing machine. Double glazed window overlooking rear garden.

First Floor:

Bedroom 1 (front): 14'9" x 12'9" (4.50m x 3.88m). Double glazed bay window. Feature fireplace.

Bedroom 2 (rear): 13'1" x 11'0" (3.98m x 3.32m). Double glazed window. Built-in cupboard. Feature fireplace.

Bedroom 3 (rear): 9'7" x 7'9" (2.91m x 2.36m).

Bathroom: 5'9" x 5'7" (1.75m x 1.70m). Panelled bath with shower above bath. Pedestal wash hand basin. Fully tiled walls. Double glazed window.

Separate WC: Low level WC.

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

External features: Side pedestrian access. South facing rear garden measuring 53' feet with garden shed and outbuilding.

PRICE: Offers in the region of £800,000 FREEHOLD

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' 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.

BURNLEY ROAD, DOLLIS HILL, LONDON, NW10 1EE (CONTINUED)



BURNLEY ROAD, DOLLIS HILL, LONDON, NW10 1EE (CONTINUED)

**BURNLEY ROAD
LONDON NW10**



APPROX. GROSS INTERNAL FLOOR AREA 1175.52 SQ. FT / 109.21 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING OUTBUILDING 1276.92 SQ. FT / 118.63 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".