

PROUT GROVE, LONDON, NW10 1PU



EPC Rating: D

A very spacious semi-detached Edwardian built house spanning three floors and located in this desirable road on the borders of Dollis Hill and Neasden. This property needs to be viewed internally to appreciate the size of the property which spans 2,619 sq ft. Benefits include:-

- Gas central heating
- Double glazed windows
- Five/six bedrooms
- Three bathrooms plus guest cloakroom
- Side pedestrian access
- Granny annexe to ground floor
- Recently renewed flat roof loft extension
- Gross internal floor area of 2,619 sq ft (243 sq m) approximately
- The property is located within a few hundred yards of Neasden (Jubilee Line) Tube Station

PRICE: £899,950.....FREEHOLD

PROUT GROVE, LONDON, NW10 1PU (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Entrance Hall: Ceramic tiled flooring.

Guest Cloakroom: Low level WC. Wash hand basin. Fully tiled walls.

Lounge (front): 18'5" x 14'10" (5.61m x 4.52m). Double glazed bay window. Decorative moulded ceiling. Dado rail.

Reception Room 2 (rear): 15'0" x 13'8" (4.57m x 4.16m). Patio doors to:

Dining Area: 11'3" x 8'8" (3.43m x 2.65m). Open plan with:

Spacious Kitchen /Diner: 15'0" x 13'8" (4.57m x 4.16m). Fitted wall and matching base cupboards with work surfaces above. Large cupboard with gas boiler and hot water tank. Built-in gas hob with extractor hood above hob and split level double oven. Sink unit. Ceramic tiling to walls and floor. Windows to side wall.

Granny Annexe: Comprising:

Bedroom: 18'1" x 8'5" (5.51m x 2.56m). Door to:

En-suite Shower Room/WC: Double width shower cubicle. Low level WC. Wash hand basin. Ceramic tiling to floor and walls. Heated towel rail.

First Floor:

Bedroom 1 (front): 18'4" x 13'1" (5.60m x 3.98m). Double glazed window. Door to:

En-suite Jack & Jill Wet Room/WC: With additional door to landing. Low level WC, wash hand basin and shower. Fully tiled walls and flooring.

Bedroom 2 (rear): 16'7" x 10'10" (5.06m x 3.30m). Double glazed double aspect window.

Bedroom 3 (middle): 15'0" x 13'11" (4.57m x 4.24m). Double glazed window.

Family Bathroom/WC: 8'7" x 7'2" (2.61m x 2.18m). Panelled bath, low level WC, pedestal wash hand basin. Ceramic tiling to floor and walls. Storage space above ceiling.

Second Floor (loft conversion):

Bedroom 4 (rear): 20'1" x 11'4" (6.11m x 3.46m). Double glazed window.

Bedroom 5 (front): 20'1" x 11'4" (3.86m x 3.73m). Under eaves storage space. Velux windows.

Shower Room/WC: Shower cubicle, low level WC and wash hand basin. Tiling to floor. Velux window.

External Features: Front and rear gardens, the rear garden having a covered block work patio with steps to additional garden and outbuilding. Side pedestrian access.

Council Tax: Band D.

PRICE: £899,950 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.

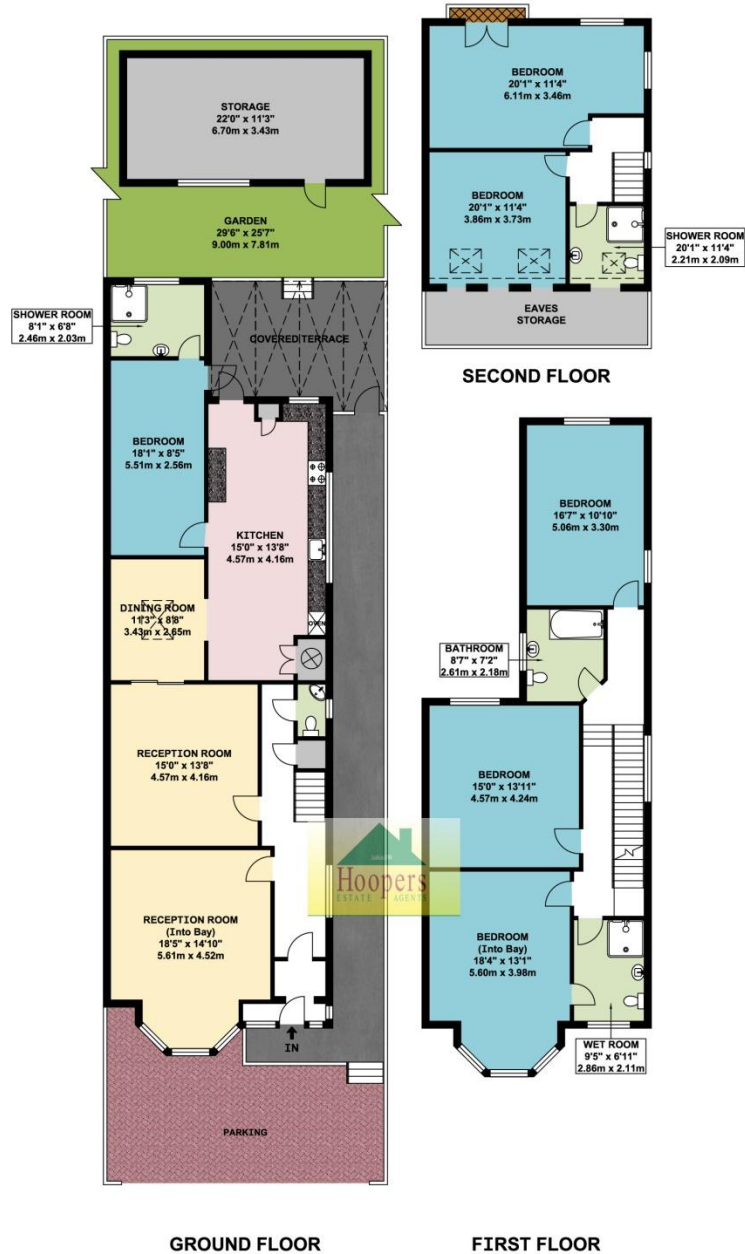
PROUT GROVE, LONDON, NW10 1PU CONTINUED)

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**PROUT GROVE
LONDON NW10**



--- RESTRICTED HEAD HEIGHT



APPROX. GROSS INTERNAL FLOOR AREA 2619.39 SQ. FT / 243.35 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".