

## **MORA ROAD, CRICKLEWOOD, LONDON, NW2 6SL**



### **EPC Rating:**

We are delighted to bring to the market this well presented centre terrace Victorian built 4 bedroom house and located in this popular residential street off Cricklewood Broadway and having the benefit of being offered for sale chain free. Benefits include:-

- South facing rear garden
- Gas central heating
- Double glazed windows
- Two outbuildings
- Four bedrooms
- Three reception rooms (one currently laid out as a bedroom)
- Ground floor guest cloakroom
- Chain free sale
- The property is located within a hundred yards approximately of multiple bus services and shops at Cricklewood Broadway with the nearest Stations being Cricklewood (Thameslink trains) or Willesden Green (zone 2) Jubilee Line Tube Station
- Gross internal floor area of 1,422 sq ft (132 sq m) approximately

**PRICE: .....Offers in the region of £825,000..... FREEHOLD**

## **MORA ROAD, CRICKLEWOOD, LONDON, NW2 6SL (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor:**

**Entrance Hall:** Understairs cupboard.

**Guest Cloakroom:** Low level WC and wash hand basin. Tiled walls.

**Lounge (front):** 14'3" x 13'3" (4.35m x 4.05m). Wood flooring. Feature fireplace. Ceiling cornice. Double glazed bay window.

**Reception Room 2 (middle):** (Currently arranged as a bedroom). 12'0" x 10'9" (3.62m x 3.28m). Double glazed window. Built-in wardrobes. Wood flooring.

**Kitchen:** 11'7" x 7'9" 3.54m x 2.36m). Single drainer sink unit with mixer tap. Fitted wall cupboards and matching base cabinets with worktops and tiled surrounds. Plumbed for washing machine. Door to garden.

**Dining Room (rear):** 13'5" x 11'7" (4.10m x 3.54m). Double glazed patio doors to rear garden. Feature fireplace.

### **First Floor:**

**Bedroom 1 (front):** 17'3" x 14'0" (5.26m x 4.27m). Double glazed window. Built-in wardrobes to two walls.

**Bedroom 2 (middle):** 12'0" x 10'9" (3.62m x 3.27m). Built-in wardrobes. Dressing table with drawers below. Double glazed window.

**Bedroom 3 (rear):** 11'9" x 8'4" (3.57m x 2.55m). Double glazed window.

**Bedroom 4 (middle):** 8'5" x 7'11" (2.56m x 2.41m). Double glazed window.

**Bathroom/WC:** 8'0" x 6'1" (2.41m x 1.85m). Fully tiled walls. Low level WC. Pedestal wash hand basin. Panelled bath with mixer tap and shower attachment. Wood flooring. Heated towel rail.

**Landing:** Built-in cupboard with hot water tank. Additional built-in cupboard. Hatch to loft space (not inspected).

**External Features:** Front and rear gardens, the rear garden having a southerly aspect with two outbuildings, one to the side return with sensor access light and one to the rear with electricity supply.

**Council Tax:** Band E.

**PRICE: Offers in the region of £825,000 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 1421.59 SQ. FT / 132.07 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".