

FLEETWOOD ROAD, DOLLIS HILL, NW10 1NP



EPC Rating: D

We are delighted to bring to the market this spacious semi-detached extended 5 bedroom house and situated on the ever popular Dollis Hill Estate towards the Park Avenue North end of Fleetwood Road.

The property has the benefit of a south facing rear garden and garage to the side of the property (approached via its own drive-in from Fleetwood Road) and the house is offered for sale chain free.

The property is in need of refurbishment and we have reflected this in the price being sought for the house.

Benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor guest cloakroom
- Garage to side of property with own drive-in for additional parking
- Loft conversion providing two additional bedrooms and bathroom
- Gross internal floor area of 1,466 sq ft (136 sq m) approximately
- South facing rear garden
- The property is located within a few hundred yards of Dollis Hill (Jubilee Line) Tube Station and the magnificent 80 acres of Gladstone Park.
- Because this property is located towards the Willesden Green end of Fleetwood Road Willesden Green (zone 2 Jubilee Line) Station is within a quarter of a mile radius approximately.

PRICE:£899,950.....FREEHOLD

FLEETWOOD ROAD, DOLLIS HILL, NW10 1NP (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Guest Cloakroom: Low level WC and wash hand basin. Fully tiled walls and flooring.

Lounge (front): 15'8" x 12'8" (4.77m x 3.86m). Double glazed bay window.

Dining Room (rear): 14'6" x 10'7" (4.43m x 3.23m). Double glazed patio doors to rear garden.

Kitchen: 13'3" x 8'0" (4.03m x 2.43m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Stainless steel sink unit. Built-in gas hob with oven below and extractor hood above hob. Plumbed for washing machine. Double glazed door to garden.

First Floor:

Bedroom 1 (front): 16'3" x 12'2" (4.95m x 3.71m). Double glazed bay window.

Bedroom 2 (rear): 14'1" x 10'7" (4.30m x 3.23m). Double glazed window.

Bedroom 3 (rear): 10'7" x 8'1" (3.23m x 2.46m). (Currently arranged as a kitchen). Double glazed window.

Shower Room/WC: 6'4" x 5'9" (1.94m x 1.76m). Corner shower cubicle. Low level WC. Wash hand basin. Fully tiled walls.

Second Floor (loft conversion):

Bedroom 4 (front): 13'6" x 10'8" (4.11m x 3.24m). Velux window.

Bedroom 5 (rear): 10'9" x 10'7" (3.28m x 3.23m). Double glazed dormer window.

Shower Room/WC: Low level WC. Pedestal wash hand basin. Shower cubicle.

External features: Front and rear gardens, the rear garden having a southerly aspect measuring some 46' in length. Garage to rear of property approached via its own drive-in with parking for several vehicles.

Council Tax: Band E.

PRICE: £899,950 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.

FLEETWOOD ROAD, DOLLIS HILL, NW10 1NP (CONTINUED)

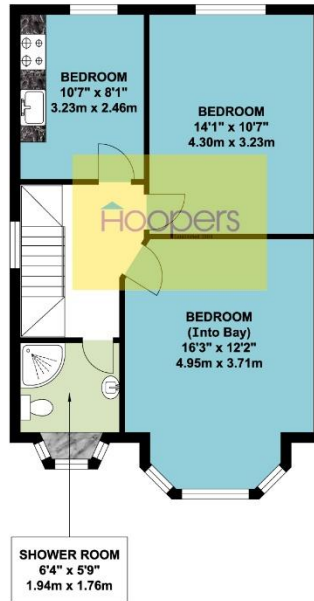


FLEETWOOD ROAD, DOLLIS HILL, NW10 1NP (CONTINUED)

**FLEETWOOD ROAD
LONDON NW10**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1466.36 SQ. FT / 136.23 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".