

## **NORMANBY ROAD, DOLLIS HILL, LONDON, NW10 1BU**



EPC Rating: D

A wonderful extended centre terrace 3 bedroom Edwardian built house. The property is situated in a no through road forming a crescent with Mulgrave Road and is situated within a few yards of the magnificent 80 acres of Gladstone Park

Dollis Hill and Neasden Stations (Jubilee Line) are equidistant approximately within an average ten-minute walk.

- 3 Bedrooms
- 2 Reception rooms
- Period features
- Extended fitted Kitchen/Diner
- Utility room
- Internal gross floor area of 1,195 sq ft (111 sq m) approximately
- Ground floor rear extension
- 2 Bathrooms
- South facing rear garden
- Gas central heating
- Double glazed windows

**PRICE: ..... £799,950.....FREEHOLD**

**NORMANBY ROAD, LONDON, NW10 1BU (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs storage cupboard.

**Lounge (front):** 16'1" x 12'8" (4.90m x 3.86m). Double glazed bay window. Feature fireplace.

**Dining Room (rear):** 12'10" x 12'8" (3.90m x 3.86m). Built in storage cabinets into alcove. Double glaze sliding patio door to rear extension.

**Kitchen extension:** 16'1" x 8'4" (4.90m x 2.54m). Wall and base cupboards. Freestanding double oven. Gas hob with the extractor hood above. Stainless steel sink with drainer. Wall mounted boiler. Plumbing for washing machine. Fully tiled floor. Skylights to ceiling. Double glazed windows to rear. Double glazed door to garden. Integrated appliances.

**Utility Room:** 8'11" x 6'0" (2.72m x 1.82m). Wall and base cupboards. Partly tiled walls. Wood flooring.

**Shower Room/WC:** Tiled walls and floor. Pedestal wash hand basin. Low level WC. Shower cubicle.

**First Floor:**

**Bedroom 1 (front):** 16'1" x 12'6" (4.89m x 3.81m). Built-in wardrobes. Double glazed bay window to front. Double glazed door to balcony.

**Bedroom 2 (rear):** 13'0" x 9'9" (3.95m x 2.96m). Built-in wardrobes. Double glazed window to rear.

**Bedroom 3 (rear):** 9'1" x 8'11" (2.76m x 2.73m). Double glazed window. Built-in storage cupboards.

**Bathroom/WC:** 6'4" x 5'11" (1.94m x 1.80m). Panelled bath with mixer tap and electric shower attachment. Double glazed window to front. Pedestal wash hand basin. Low level WC. Tiling to walls.

**External Features:** Front and rear gardens, the rear garden having a southerly aspect mainly laid to lawn with storage shed to rear.

**Council Tax:** Band E.

**PRICE:** **£799,950** **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.

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LONDON NW10**



**GROUND FLOOR**

**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1194.79 SQ. FT / 111.00 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".