

SANDRINGHAM ROAD, WILLESDEN, NW2 5EN



EPC Rating: D

We are excited to bring to the market this unusual large double fronted four bedroom centre terrace house offering large family accommodation or potentially the property could be of interest to an investor as the building has two front doors to the street and there is a staircase from the first floor rear to the garden which would suggest that at some point in the past the building has been used as two flats. If one wanted to convert the property formally into 2 two bedroom flats the potential is there (STPP).

The property needs updating but has a wealth of original features and the property represents an excellent project.

Situated just off Willesden High Road the property benefits a south westerly facing rear garden and is located within a few hundred yards of Willesden High Road multiple shopping facilities with the nearest Stations being Willesden Green or Dollis Hill Lane (Jubilee Line). Benefits include:-

- Double fronted 4 bedroom house
- Two bathrooms
- Gas central heating
- Mostly double glazed windows
- Potential for loft extension (STPP)
- Gross internal floor area of 1,412 sq ft (131 sq m) approximately
- Chain free sale
- Wide rear garden.
- Close to local amenities

PRICE: £850,000.....FREEHOLD

SANDRINGHAM ROAD, LONDON, NW2 5EN (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Two front doors affording the possibility of a conversion into flats.

Reception Room (front - left): 14'8" x 9'9" (4.47m x 2.97m). Feature fireplace. Double glazed window.

Reception Room (front - right): 14'8" x 9'9" (4.47m x 2.97m). Feature fireplace. Double glazed window.

Dining Room (rear - left): 12'3" x 9'9" (3.74m x 2.98m). Double glazed window. Feature fireplace. Built in cupboard.

Kitchen: 12'3" x 9'9" (3.74m x 2.97m). Plumbed for washing machine. Wall mounted boiler. Stainless steel sink unit. Fitted wall cupboard and matching base cabinets. Feature fireplace.

Shower Room/WC: 12'4" x 5'7" (3.75m x 1.70m). Walk-in shower. Wash hand basin. Low level WC. Door to garden.

First Floor:

Bedroom 1 (front - right): 14'8" x 10'0" (4.47m x 3.01m). Double glazed window. Feature fireplace. Open plan with:

Bedroom 4 (rear - right): 12'4" x 10'0" (3.77m x 3.01m). Double glazed window. Built-in cupboards.

Bedroom 2 (front - left): 14'8" x 10'0" (4.47m x 3.02m). Feature fireplace. Double glazed window.

Bedroom 3 (rear - left): 12'6" x 10'0" (3.80m x 3.02m). Double glazed window. Built-in cupboards. Feature fireplace.

Bathroom/WC: 12'4" x 5'8" (3.75m x 1.73m). Panelled bath with mixer tap and hand shower above bath. Wash hand basin. Low level WC. Airing cupboard housing hot water tank. Door to stairs leading to rear garden.

External Features: Front and rear gardens, the rear garden being 27' square in length having a south westerly aspect.

Council Tax: Band D.

<u>PRICE:</u>	<u>£850,000</u>	<u>FREEHOLD</u>
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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.

SANDRINGHAM ROAD, LONDON, NW2 5EN (CONTINUED)

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LONDON NW2**



APPROX. GROSS INTERNAL FLOOR AREA 1412.01 SQ. FT / 131.18 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".