

LITCHFIELD GARDENS, LONDON, NW10 2LN



EPC Rating:

Hoopers are pleased to offer on the open market this extended two storey house situated within yards of the High Road with its multiple shopping and bus services. Dollis Hill Station (Jubilee Line) and Willesden bus garage are within a quarter of a mile.

The property would be ideal both as an investment or for first time buyers alike.

- Three bedrooms
- Two bathrooms
- Spacious kitchen/diner
- Double glazing
- Gas central heating
- Ground floor extension
- The property is located within a few hundred yards of Dollis Hill (Jubilee Line) Tube station & Willesden Bus garage
- Gross internal floor area of 1,119 sq ft (104 sq m) approximately

PRICE:£749,950.....FREEHOLD

LITCHFIELD GARDENS, LONDON, NW10 2LN (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Under-stairs cupboard.

Reception 1 (front): 14'4" x 10'3" (4.37m x 3.13m). Double glazed window. Wood flooring. Sliding doors to:

Reception 2 (rear): 14'4" x 9'0" (4.38m x 2.75m). Wood flooring. Double glazed door to extension.

Kitchen/Diner L 'Shaped': 13'3" x 10'0" (4.05m x 3.04m). Double glazed rear aspect window. Single drainer one and half bowl sink unit with mixer tap and cupboard below. Fitted wall and base units with work surfaces. Gas cooker point with extractor hood above. Wall mounted boiler. Plumbing for washing machine. Part tiled walls and tiled flooring. Double glazed doors to garden. Door to:

Shower Room/WC: Frosted double glazed window. Shower cubicle with built in shower. Vanity wash hand basin with cupboard below. Low level WC. Fully tiled walls and flooring.

First Floor:

Bedroom 1 (rear): 14'5" x 9'9" (4.40m x 2.97m). Double glazed window. Fitted wardrobe.

Bedroom 2 (front): 14'5" x 9'6" (4.39m x 2.90m). Double glazed window. Fitted wardrobe.

Bedroom 3 (front): 10'4" x 6'2" (3.15m x 1.87m). Double glazed window. Built in cupboard.

Bathroom/WC: Frosted double glazed window. Panelled bath with mixer tap and overhead built in shower with shower screen. Vanity wash hand basin with cupboard below. Low level WC. Fully tiled walls and flooring.

External features: Front and rear gardens.

PRICE: **£749,950** **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.

LITCHFIELD GARDENS, LONDON, NW10 2LN (CONTINUED)

LITCHFIELD GARDENS, LONDON, NW10 2LN(CONTINUED)



APPROX. GROSS INTERNAL FLOOR AREA 1118.58 SQ. FT / 103.92 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".