

## **ELLESMERE ROAD, DOLLIS HILL, NW10 1LG**



EPC Rating: D

We are delighted to be able to offer for sale this fabulous extended 1930's built semi-detached two storey house and situated on the ever popular Dollis Hill Estate which has the following benefits:

- Gas central heating
- Double glazed windows
- South facing rear garden
- Ground floor rear extension providing a large kitchen/diner
- Ground floor guest cloakroom
- Three good sized bedrooms
- Side pedestrian access
- Well presented condition
- Gross internal floor area of 1,260 sq ft (117 sq m) approximately
- The property is located within a few yards of the magnificent 80 acres of Gladstone Park with Dollis Hill Station (Jubilee Line) being within a few hundred yards
- The property is well presented for easy access to Gladstone Primary School and is within a mile maximum radius of the many vibrant shops and restaurants off Walm Lane, Willesden Green and Willesden Green (zone 2 Jubilee Line) Station

**PRICE: .....£925,000.....FREEHOLD**

**ELLESMERE ROAD, LONDON, NW10 1LG (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs cupboard.

**Guest Cloakroom:** With WC and wash hand basin. Fully ceramic tiled walls.

**Through Lounge:** 30'6" x 12'7" (9.3m x 3.8m). Double glazed bay window to front room. Double glazed patio doors from rear room to:

**'L' shaped Kitchen/Diner extension:** 18'2" x 10'1" (5.5m x 3.0m) x 10'1" x 7'11" (5.5m x 2.4m). Stainless steel sink unit with mixer tap. Plumbing for washing machine and dishwasher. Ceramic tiled flooring. Built-in eye level cupboards and matching base cabinets with work surfaces above and tiled surrounds. Wall mounted gas boiler. Double glazed door to side entrance and double glazed patio doors to rear garden.

**First Floor:**

**Bedroom 1 (front):** 16'5" x 12'2" (5.0m x 3.7m). Double glazed window. Built-in wardrobes.

**Bedroom 2 (rear):** 14'1" x 10'1" (4.3m x 3.1m). Double glazed window.

**Bedroom 3 (rear):** 10'7" x 8'0" (3.2m x 2.4m). Double glazed window.

**Bathroom:** 6'5" x 6'0" (2.0m x 1.8m). Panelled bath with mixer tap and shower attachment above. Pedestal wash hand basin with mixer tap. Fully ceramic tiled walls and flooring. Downlights to ceiling. Double glazed window.

**Separate WC:** Low level WC with fully tiled walls and flooring.

**Landing:** Hatch to loft space (not inspected).

**External features:** Off street parking to front garden. South facing rear garden with lawn, garden shed and block paved patio.

**PRICE: £925,000 FREEHOLD**

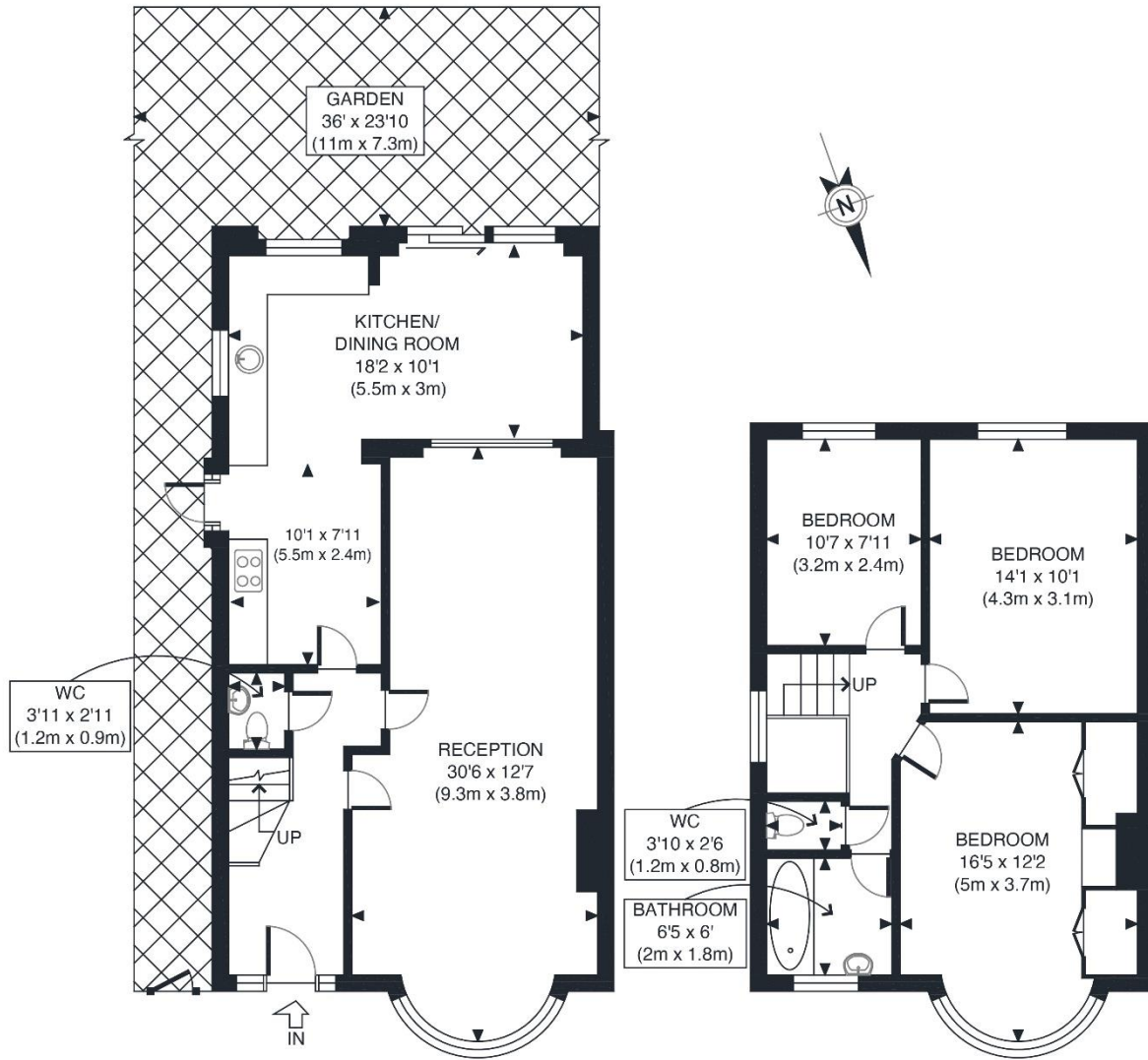
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.

**ELLESMERE ROAD, LONDON, NW10 1LG (CONTINUED)**




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GROSS INTERNAL FLOOR AREA 717 SQ FT

GROSS INTERNAL FLOOR AREA 543 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA 1260 SQ FT / 117 SQM</p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>		<p>Ellesmere Road</p> <p>date 09/08/23</p> <p><b>photoplan</b> </p>
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