

**CLIFFORD WAY, LONDON, NW10 1AN**



EPC Rating:

We are delighted to bring to the market this semi-detached house offering larger than average room sizes for the area.

The property is situated in a residential street just off Dudden Hill Lane parallel to Dollis Hill Lane and is therefore situated within a few hundred yards of the magnificent 80 acres of Gladstone Park with Neasden (Jubilee Line) Tube Station being within a quarter of a mile radius approximately. Benefits include:-

- Gas central heating
- Double glazed windows
- Attached larger than average garage to side of property (approached via own drive-in for additional parking)
- 83' long rear garden
- Gross internal floor area of 1,215 sq ft (113 sq m) approximately

**PRICE: .....£750,000.....FREEHOLD**

**CLIFFORD WAY, LONDON, NW10 1AN (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring. Understairs cupboard.

**Through Lounge:** 32'10" x 13'5" (10.00m x 4.10m). Double glazed window to front room. Double glazed door from rear room to garden. Feature fireplace to front room.

**Kitchen:** 10'0" x 9'3" (3.03m x 2.82m). Ceramic tiled flooring. Stainless steel sink unit with mixer tap. Matching fitted wall cupboards and base cabinets with work surfaces above. Recess for fridge/freezer. Door to garden.

**First Floor:**

**Bedroom 1 (rear):** 17'2" x 12'4" (5.24m x 3.75m). Double glazed window. Built-in wardrobes and dressing table.

**Bedroom 2 (front):** 15'1" x 11'5" (4.60m x 3.47m). Double glazed window.

**Bedroom 3 (front):** 11'6" x 8'1" (3.50m x 2.47m). Double glazed window.

**Bathroom:** 7'7" x 7'3" (2.31m x 2.20m). Panelled bath with mixer tap with hand shower above and shower screen. Fully tiled ceramic walls and flooring. Vanity wash hand basin with cupboard below. Heated towel rail. Cupboard with gas boiler.

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

**External Features:** Rear garden measuring some 83' in length. Front garden. Garage attached to side of property measuring some 17'11" x 10'6" (5.45m x 3.21m) with up and over door and additional parking in front of the garage for a further vehicle via its own drive-in.

**Council Tax:** Band E.

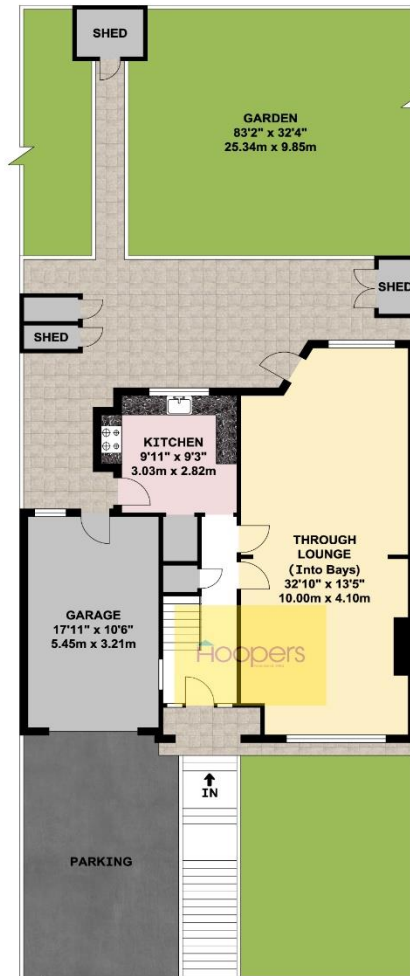
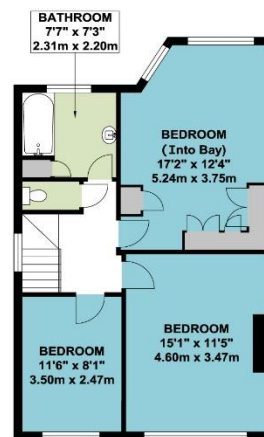
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**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.

**CLIFFORD WAY, LONDON, NW10 1AN (CONTINUED)**



**CLIFFORD WAY, LONDON, NW10 1AN (CONTINUED)****CLIFFORD WAY  
LONDON NW10****GROUND FLOOR****FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1245.92 SQ. FT / 115.75 SQ. M**

**APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1434.18 SQ. FT / 133.24 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".