

**BURNLEY ROAD, DOLLIS HILL, LONDON, NW10 1EH**



EPC Rating: D

We are pleased to be able to bring to the market this 5 bedroom 1930's built extended semi-detached house in need of updating but offering spacious accommodation ideally suited to a family or potentially a buy-to-let investor as the property is within a few yards of Dollis Hill (Jubilee Line) Tube Station. Benefits include:-

- Gas central heating
- Double glazed windows
- Garage to side of property approached via own drive-in (accessed from Burnley Road)
- Loft conversion providing two additional bedrooms and bathroom
- Two bathrooms
- Chain free sale
- Situated on the popular Dollis Hill Estate
- The magnificent 80 acres of Gladstone Park are within a few hundred yards
- Local shops and bus services can be found within a few yards at Hamilton Road
- Gross internal floor area of 1,512 sq ft (140 sq m) approximately

**PRICE: ..... £825,000.....FREEHOLD**

**BURNLEY ROAD, DOLLIS HILL, LONDON, NW10 1EH (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Built-in cupboard.

**Through Lounge:** 28'6" x 12'10" (8.68m x 3.91). Double glazed bay window to front room. Double glazed door from rear room to garden.

**Spacious Kitchen:** 13'10" x 8'8" (4.22m x 2.64m). Fitted with a range of wall mounted cupboards and matching base cabinets with work surfaces above. Single drainer sink unit with mixer tap. Plumbed for washing machine. Built-in gas hob with oven below. Downlights to ceiling.

**First Floor:**

**Bedroom 1 (front):** 16'0" x 12'9" (4.86m x 3.88m). Double glazed bay window.

**Bedroom 2 (rear):** 13'0" x 10'10" (3.96m x 3.30m). Double glazed window.

**Bedroom 3 (rear):** 9'6" x 8'8" (2.86m x 2.64m). Double glazed window.

**Shower Room/WC:** 6'9" x 6'1" (2.06m x 1.85m). Shower cubicle. Wash hand basin. Low level WC. Double glazed oriel window.

**Separate WC:** Low level WC.

**Second Floor (Loft conversion):**

**Bedroom 4 (rear):** 10'10" x 10'6" (3.30m x 3.20m). Double glazed dormer window.

**Bedroom 5 (front):** 18'4" x 10'2" (5.59m x 3.11m). Velux windows.

**Bathroom/WC:** 9'8" x 7'3" (2.95m x 2.22m). Panelled bath with mixer tap and shower above. Wash hand basin with mixer tap. Low level WC. Partly tiled walls. Double glazed window.

**External features:** Garage to side of property approached via its own drive-in with access from Burnley Road. Front and rear gardens, the rear garden mainly lawn measuring 49' x 30'.

**PRICE: £825,000 FREEHOLD**

**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' 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.

**BURNLEY ROAD, DOLLIS HILL, LONDON, NW10 1EH (CONTINUED)**



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LONDON NW10**



**APPROX. GROSS INTERNAL FLOOR AREA 1512.11 SQ. FT / 140.48 SQ. M**

**APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1677.01 SQ. FT / 155.80 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".