

## **GLYNFIELD ROAD, LONDON, NW10 9LE**



EPC Rating: D

We are pleased to bring to the market this extended spacious Victorian built centre terrace property which is situated in the heart of Harlesden close to local schools, transport links and shops at Harlesden.

Benefits include:-

- Gas central heating
- Double glazed windows
- Four bedrooms
- Ground floor rear extension
- Two bathrooms
- Chain free sale
- Gross internal floor area (including conservatory) of 1,120 sq ft (104 sq m) approximately
- The property is located within a few hundred yards of Church Road shopping facilities and bus services and the nearest station is Harlesden (Bakerloo Line)

**PRICE: ..... £699,950.....FREEHOLD**

**GLYNFIELD ROAD, LONDON, NW10 9LE (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Laminate flooring.

**Two Intercommunicating Reception Rooms:** 14'0" x 11'7" (4.23m x 3.53m) and 12'2" x 12'0" (3.72m x 3.64m) which can be opened or closed by centre dividing doors. The rear reception room has built-in cupboards and double glazed door to garden.

**Kitchen:** 14'0" x 8'3" (4.25m x 2.51m). Ceramic tiled flooring and part tiled walls. Stainless steel sink unit with mixer tap. Built-in gas hob with extractor hood above and split level double oven. A range of white wall mounted high gloss finish cupboards and matching base cabinets with work surfaces above. Space for washing machine and dishwasher. Wall mounted gas boiler. Door to lobby.

**Bathroom/WC:** 7'5" x 5'10" (2.25m x 1.78m). Panelled bath, wash hand basin and low level WC. Fully tiled walls.

**Conservatory Extension:** 10'7" x 7'8" (3.23m x 2.34m). Double glazed windows and double glazed French doors to rear garden. Partly tiled walls.

**First Floor:**

**Bedroom 1 (front):** 14'2" x 9'8" (4.31m x 2.95m). Double glazed bay windows.

**Bedroom 2 (middle):** 11'10" x 9'5" (3.61m x 2.88m). Double glazed window.

**Bedroom 3 (rear):** 9'2" x 8'5" (2.80m x 2.57m). Double glazed window.

**Bedroom 4 (front):** 13'5" x 5'3" (4.09m x 1.60m). Built-in cupboard. Double glazed window.

**Shower Room/WC:** Corner shower cubicle. Low level WC. Wash hand basin. Fully tiled walls. Heated towel rail.

**External Features:** Rear garden some 43' approximately in length with Astroturf and patio.

**Council Tax:** Band D.

**PRICE: £699,950 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.

**GLYNFIELD ROAD, LONDON, NW10 9LE (CONTINUED)**

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LONDON NW10****APPROX. GROSS INTERNAL FLOOR AREA 1046.36 SQ. FT / 97.21 SQ. M****APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 1119.66 SQ. FT / 104.02 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".