

## **DEWSBURY ROAD, DOLLIS HILL, NW10 1EN**



EPC Rating: D

This is a rare opportunity to purchase an Edwardian built end of terrace, 3-storey family house and situated in this residential street on the ever popular Dollis Hill Estate.

This property has been extended to the Loft area and rear elevation and provides large family accommodation and viewing is highly recommended to appreciate the condition of the property and the space on offer. Benefits include:-

- Gas central heating
- Double glazed windows
- Side pedestrian access
- Loft conversion providing additional bedroom and ensuite shower room with WC
- Ground floor extension providing an open plan Lounge/Kitchen area to rear.
- Gross internal floor area of 1,395 sq ft (130 sq m) approximately
- South facing rear garden
- The property is situated within a few yards of Dollis Hill Station (Jubilee Line).
- The property is situated within a few yards of the 80 acres of Gladstone Park
- The vibrant restaurants and shops of Willesden Green are within 1 mile radius approximately, as is Willesden Green Station (Zone 2 – Jubilee Line)

**PRICE: .....£950,000.....FREEHOLD**

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The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring.

**Room (front):** 15'6 x 11'11 (4.7m x 3.6m). Double glazed bay window, enclosed fireplace.

**Family Room:** 19'10 x 19' (6.1m x 5.8m). Comprising original rear Reception Room and extension, double glazed French doors to rear garden, understairs cupboard.

**Kitchen Area:** With built-in gas hob and oven below and extractor above hob. A range of built-in eye level white high gloss finished cupboards with matching base cupboards with work surfaces above and tiled surrounds to worktops, downlights to ceiling, laminated wood flooring, stainless steel sink unit.

**First Floor:**

**Bedroom 1 (front):** 15'8 x 11'10 (4.8m x 3.6m). Double glazed bay window.

**Bedroom 2 (rear):** 11'10 x 10'11 (3.6m x 3.3m). Double glazed window overlooking rear garden.

**Bedroom 3 (rear):** 8'1 x 7'11 (2.5m x 2.4m). Double glazed window overlooking rear garden.

**Bathroom/WC:** 7'11 x 7' (2.4m x 2.1m). Good sized Bathroom/WC, freestanding bath, low level WC, separate shower cubicle, vanity wash hand basin with mixer tap and tiled flooring, downlights to ceiling, heated towel rail.

**Second Floor (Loft Conversion):**

**Bedroom 4:** 17'11 x 14'5 (5.5m x 4.4m). Spacious bedroom, double glazed dormer window to rear, under eaves storage cupboards. Door to:

**Ensuite Shower Room/WC:** 8'4 x 3'11 (2.5m x 1.2m). Low flush WC vanity wash hand basin with mixer tap and drawers below, double-width walk in shower, tiled flooring, downlights to ceiling, heated towel rail.

**Landing:** Built-in cupboard housing gas boiler.

**External Features:** Front and rear gardens. The rear garden is over 34' long and with a southerly aspect, mostly lawn. Garden outbuilding. Side pedestrian access.

**PRICE: £950,000 FREEHOLD**

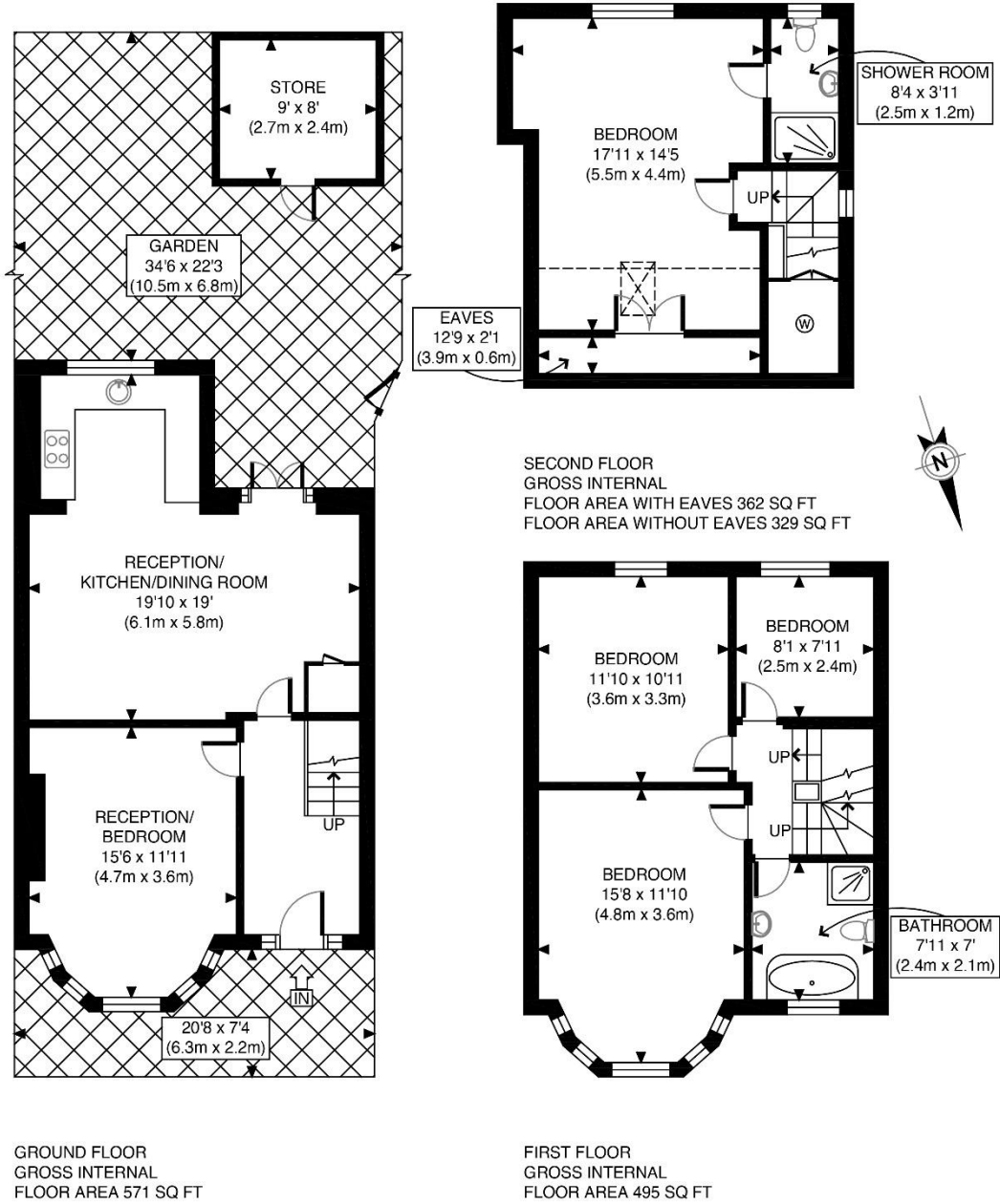
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' AGENTS, HOOPERS, AS ABOVE.**

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

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<p>APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES/STORE 1500 SQ FT / 139 SQM                  APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES/STORE 1395 SQ FT / 130 SQM                  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>Dewsbury Road</p>
	<p>date 20/07/23</p>
	<p><b>photoplan</b> </p>