

## **GEARY ROAD, DOLLIS HILL, LONDON, NW10 1HR**



### EPC Rating:

We are delighted to be able to offer for sale this spacious semi-detached 1930's built house which is located on the ever popular Dollis Hill Estate and is situated at the Park Avenue North end of the street thereby affording easy access to Willesden Green (zone 2 Jubilee Line) Tube Station and the magnificent 80 acres of Gladstone Park. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Desirable residential location
- Gross internal floor area of 1,104 sq ft (103 sq m) approximately
- Garage to side of property approached via own drive-in for additional parking

**PRICE: .....Offers in the region of £850,000.....FREEHOLD**

**GEARY ROAD, DOLLIS HILL, LONDON, NW10 1HR (Continued)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:**

**Through Lounge:** 31'7" x 12'4" (9.63m x 3.76m). Double glazed bay window to front room and door from rear room to garden.

**Kitchen:** 13'9" x 8'0" (4.20m x 2.41m). Stainless steel sink unit. Fitted wall and base cabinets. Boiler. Plumbed for washing machine. Door to garden.

**First Floor:**

**Bedroom 1 (front):** 18'8" x 12'8" (5.70m x 3.87m). Built-in wardrobes. Double glazed bay window.

**Bedroom 2 (rear):** 13'3" x 10'8" (4.04m x 3.25m). Double glazed window. Built-in wardrobes.

**Bedroom 3 (rear):** 8'7" x 7'10" (2.62m x 2.38m). Double glazed window.

**Shower Room:** Walk-in shower. Fully tiled walls. Wash hand basin with mixer tap. Double glazed oriel window.

**Separate WC:** Low level WC.

**Landing:** Hatch to loft space (not inspected). Window to side wall. Built-in cupboard with hot water tank.

**External Features:** Front and rear gardens. Garage to side of property approached via own drive-in for additional parking for another vehicle.

**Council Tax:** Band E.

**PRICE: Offers in the region of £850,000 FREEHOLD**

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

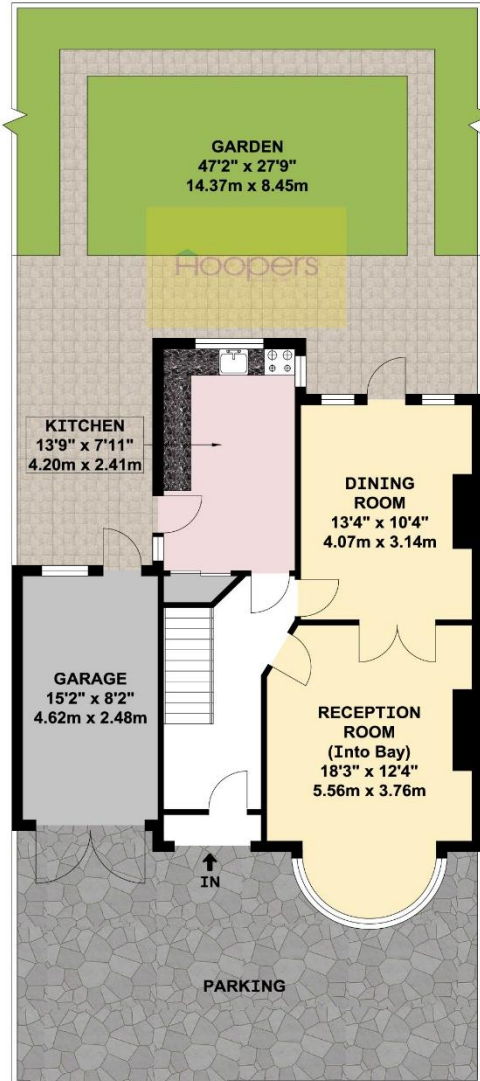
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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.

**GEARY ROAD, DOLLIS HILL, LONDON, NW10 1HR (Continued)**

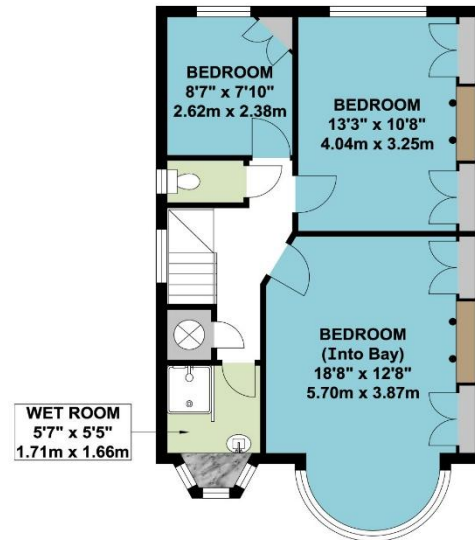


**GEARY ROAD, DOLLIS HILL, LONDON, NW10 1HR (Continued)**

**GEARY ROAD  
LONDON NW10**



**GROUND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1104.27 SQ. FT / 102.59 SQ. M**

**APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1227.51 SQ. FT / 114.04 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".