

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



EPC Rating: D

We are excited to bring to the market this well presented semi-detached 1930's built house and situated on the ever popular Dollis Hill Estate and being within a few hundred yards of Dollis Hill (Jubilee Line) Tube Station, local bus services and the magnificent 80 acres of Gladstone Park with its recreational facilities.

Local shops are available at Hamilton Road. Benefits include:

- Gas central heating
- Double glazed windows
- Wide side pedestrian access which has been covered in to provide a utility area
- Off street parking to front of property for one to two vehicles
- Chain free sale
- South facing rear garden
- Modern kitchen and bathroom
- Ground floor guest cloakroom
- Gross internal floor area of 1,123 sq ft (104 sq m) approximately

**PRICE: .....£899,000.....FREEHOLD**

**DEWSBURY ROAD, DOLLIS HILL, LONDON, NW10 1EN (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs cupboard.

**Guest Cloakroom:** Fully tiled walls. Low level WC and wash hand basin.

**Lounge (front):** 15'7" x 13'1" (4.75m x 3.98m). Double glazed bay window. Feature fireplace.

**Dining Room (rear):** 13'0" x 11'0" (3.97m x 3.32m). Sliding double glazed patio doors to rear garden. Feature fireplace with ornamental gas feature fire.

**Kitchen:** 13'10" x 8'6" (4.22m x 2.60m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Built-in gas hob with extractor hood above. Split level double oven. Wood flooring. Sink unit with mixer tap. Plumbed for washing machine and dishwasher. Partly tiled walls.

**First Floor:**

**Bedroom 1 (front):** 16'0" x 12'10" (4.87m x 3.92m). Built-in wardrobes. Double glazed bay window.

**Bedroom 2 (rear):** 13'1" x 11'1" (4.00m x 3.37m). Feature fireplace. Built-in cupboard. Double glazed window.

**Bedroom 3 (rear):** 9'6" x 8'8" (2.90m x 2.63m). Double glazed window. Wood flooring.

**Shower Room:** 6'9" x 6'0" (2.05m x 1.84m). Double width walk-in shower. Pedestal wash hand basin. Fully tiled walls. Heated towel rail.

**Separate WC:** Low level WC with half tiled walls.

**Landing:** Hatch to loft space (not inspected). Double glazed window to side wall.

**External Features:** Off street parking to front garden for two vehicles. Covered side pedestrian access providing a utility area. South facing rear garden with two outbuildings, one having electricity supply.

**Council Tax:** Band E.

<b><u>PRICE:</u></b>	<b><u>£899,000</u></b>	<b><u>FREEHOLD</u></b>
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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.

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LONDON NW10**



**APPROX. GROSS INTERNAL FLOOR AREA 1122.99 SQ. FT / 104.33 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".