

FLEETWOOD ROAD, WILLESDEN GREEN, NW10 1NP



EPC Rating: **C**

We are delighted to be able to offer for sale this extended spacious 5 bedroom semi detached house which is situated toward the Park Avenue North end of Fleetwood Road and benefits the following:

- 5 Bedrooms to first floor
- 2 Bathrooms (1 on each floor)
- South facing rear garden
- Integral garage (currently used for storage which could be converted into additional accommodation (subject to any necessary Local Authority consents))
- Large family kitchen/diner
- Extended rear reception room
- South facing rear garden
- Off street parking for 2 vehicles
- Ready to move into condition
- Accommodation spans some 1623.30 sq ft
- The property is located within a half a mile maximum radius of Willesden Green with its multiple shopping facilities and vibrant restaurants and bars, together with Willesden Green (Zone 2) Jubilee Line tube station
- The Magnificent 80 acres of Gladstone Park are within a few hundred yards of the property.

PRICE:£1,150,000.....FREEHOLD

FLEETWOOD ROAD, WILLESDEN GREEN, NW10 1NP (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Two understairs cupboards. Entrance door to garage.

Lounge (front): 15'8" x 12'6" (4.77m x 3.80m). Double glazed bay window. Wood flooring. Ceiling cornice.

Dining Room (rear): 24'6" x 10'6" (7.48m x 3.20m). Wood flooring. Double glazed patio doors to rear garden. Ceiling cornice and dado rail. Door to:

Kitchen/Diner: 19'11" x 15'6" (6.07m x 4.73m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Built in Aga type oven with extractor hood above. Double glazed door to garden. Cupboard with gas boiler. Ceramic tiled flooring. Plumbing for washing machine and dishwasher. Integrated freezer. Stainless steel sink unit with mixer tap.

Bathroom/WC: 6'8" x 6'7" (2.03m x 2.01m). Panelled bath with mixer taps. Low level WC. Pedestal wash hand basin. Ceramic tiling to floor and walls. CH radiator.

First Floor:

Bedroom 1 (front): 16'2" x 12'1" (4.92m x 3.69m). Double glazed bay window.

Bedroom 2 (rear): 14'1" x 10'6" (4.30m x 3.20m). Double glazed window.

Bedroom 3 (rear): 10'6" x 8'1" (3.20m x 2.46m). Double glazed window.

Bedroom 4 (rear): 10'6" x 7'4" (3.20m x 2.33m). Double glazed window.

Bedroom 5 (front): 8'11" x 6'6" (2.71m x 1.98m). Double glazed Oriel window. Wood flooring.

Shower Room/WC: 6'7" x 4'11" (2.00m x 1.50m). Shower cubicle. Low level WC. Wash handbasin. Fully ceramic tiled flooring and walls. Heated towel rail.

External features: Garage (currently used as a storeroom). This area could be converted into an office/granny annex etc (subject to necessary Local Authority consents).

Off Street Parking: For 2 cars to front garden.

Rear Garden: Measuring some 36.9ft. Decking area. Astro turf. Garden shed. NB: Please note, that garden has a southerly aspect.

PRICE: £1,150,000 FREEHOLD

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

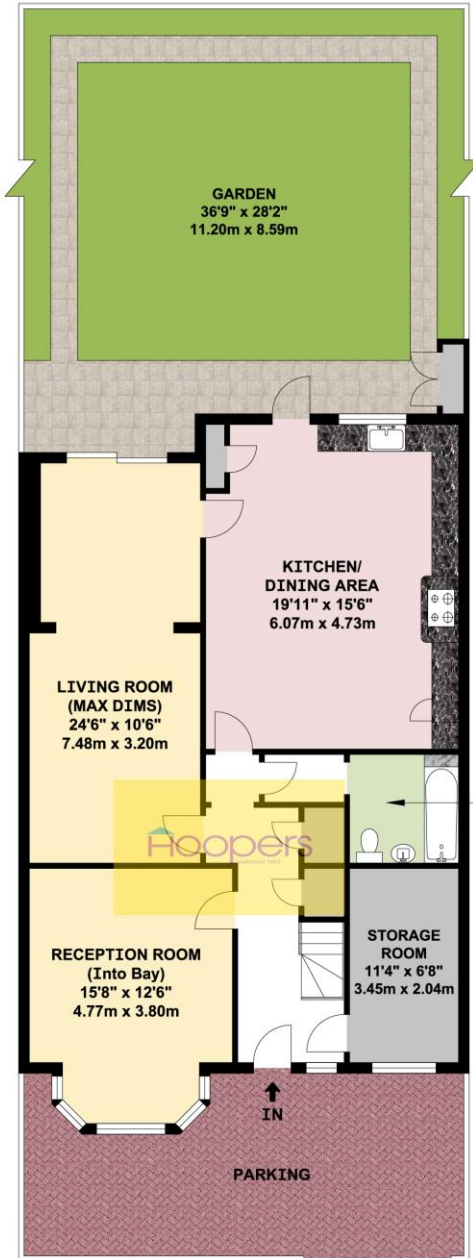
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

FLEETWOOD ROAD, WILLESDEN GREEN, NW10 1NP (CONTINUED)

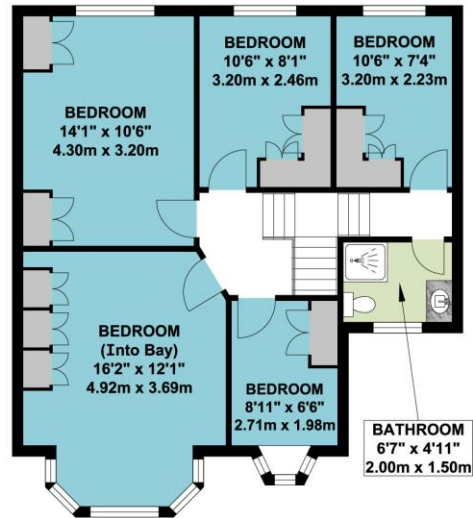


FLEETWOOD ROAD, WILLESDEN GREEN, NW10 1NP (CONTINUED)

FLEETWOOD ROAD
LONDON NW10



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1623.30 SQ. FT / 150.81 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE STORAGE ROOM 1698.97 SQ. FT / 157.84 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".