

MORA ROAD, CRICKLEWOOD, LONDON, NW2 6TG



EPC Rating: D

We are delighted to bring to the market this fabulous well presented Victorian built centre terrace property offering spacious family accommodation and although originally the property was a four bedroom house the two rear bedrooms have in our view been converted into one very large bedroom thereby providing a three double bedroom house.

The property is situated just off Cricklewood Broadway within a few yards of local bus services and shops at the Edgware Road with the nearest Station being Cricklewood (overground trains) or Willesden Green (zone 2 Jubilee Line trains). Benefits include:-

- Gas central heating
- Double glazed windows
- Renewed slate roof
- Fabulous spacious kitchen/diner with centre island unit and bi-folding doors to rear garden
- Chain free sale
- Two bathrooms
- Gross internal floor area of 1,561 sq ft (145 sq m) approximately
- 83' approximate rear garden

PRICE:£825,000..... FREEHOLD

MORA ROAD, CRICKLEWOOD, LONDON, NW2 6TG (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Cupboard with plumbing for washing machine. Additional storage cupboard downstairs.

Lounge (front): 15'3" x 12'8" (4.66m x 3.86m). Wood flooring. Feature fireplace. Ornate ceiling mouldings. Double glazed bay window.

Dining Room (rear): 12'10" x 10'5" (3.91m x 3.18m). Wood flooring. Feature fireplace. Sash window.

Shower Room/WC: 7'11" x 7'1" (2.42m x 2.15m). Tiled flooring. Shower cubicle. Low level WC with concealed cistern. Wash hand basin with drawer below. Downlights to ceiling. Sash window. Heated towel rail. Built-in cupboard.

Kitchen/Diner: 27'0" x 10'7" (8.24m x 3.22m). Fitted with a range of eye level wall mounted high gloss finish cabinets and matching base cabinets with stone worktops above. Integrated fridge/freezer and dishwasher. Centre island unit with induction hob, extractor hood above hob and oven below hob with additional storage cupboards. Bi-folding doors to rear garden. Tiled flooring with underfloor heating.

First Floor:

Bedroom 1 (front): 16'8" x 15'3" (5.07m x 4.66m). Double glazed bay window. Feature fireplace.

Bedroom 2 (rear): 12'8" x 10'7" (3.87m x 3.22m). Wood flooring. Sash window with secondary glazing.

Bedroom 3 (middle): 12'10" x 10'7" (3.91m x 3.22m). Feature fireplace. Sash window with secondary glazing. Built-in cupboard.

Bathroom/WC: 9'5" x 7'1" (2.87m x 2.15m). Low level WC. Panelled bath with centre mixer tap and shower above bath with shower screen. Vanity wash hand basin with mixer tap and drawers below. Partly tiled walls. Heated towel rail.

External Features: Front and rear gardens, the rear garden measuring some 83' in length having a paved patio and lawn.

Council Tax: Band E.

PRICE: £825,000 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.

MORA ROAD, CRICKLEWOOD, LONDON, NW2 6TG (CONTINUED)



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LONDON NW2**

APPROX. GROSS INTERNAL FLOOR AREA 1561.30 SQ. FT / 145.05 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".