

## **CLIFFORD WAY, DOLLIS HILL, LONDON, NW10 1AN**



**EPC Rating: C**

We are delighted to bring to the market this extended centre terrace 1930's built house offering ready to move into family accommodation.

Clifford Way is located just off Park View Road parallel to Sonia Gardens and is therefore within a hundred yards to serve the magnificent 80 acres of Gladstone Park. Local bus services are available within a few yards at Dollis Hill Lane. The nearest Station is Neasden (Jubilee Line). Local shops can be found within a few hundred yards at Neasden Shopping Centre with Brent Cross Shopping complex being approximately 3 miles radius.

Benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor rear extension providing enlarged kitchen/diner
- Chain free sale
- 3 Bedrooms
- Gross internal floor area of 1,185 sq ft (110 sq m) approximately

**PRICE: £625,000.....FREEHOLD**

## **CLIFFORD WAY, DOLLIS HILL, LONDON, NW10 1AN (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor:**

**Entrance Hall:** Two understairs cupboards. Wood flooring.

**Reception Room (front):** 15'2" x 12'4" (4.62m x 3.77m). Double glazed window.

**Reception Room (rear):** 12'6" x 11'0" (3.80m x 3.34m). Wood flooring. Leading to:-

**Extended Kitchen/Dinner:** 19'3" x 11'3" (5.86m x 3.43m). Stainless steel sink unit with mixer tap. Wall mounted gas boiler. Wood flooring. Fitted wall mounted cupboards and matching base cabinets with work surfaces above. Plumbed for washing machine. Gas hob with extractor hood above. Free stand oven. Partly tiled walls. Double glazed door to garden.

**Bathroom/WC:** 7'5" x 7'0" (2.27m x 2.12m). Panelled bath with mixer tap. Wash hand basin. Low level WC.

### **First Floor:**

**Bedroom 1:** 15'0" x 11'6" (4.58m x 3.51m). Double glazed window.

**Bedroom 2:** 12'4" x 11'0" (3.76m x 3.34m). Double glazed window.

**Bedroom 3:** 8'8" x 7'0" (2.65m x 2.14m). Double glazed window.

**Family Bathroom:** 9'0" x 4'9" (2.72m x 1.46m). Panelled bath with mixer tap. Separate shower cubicle. Wash hand basin with vanity unit. Low flush WC. Heated towel rail. Double glazed window.

**Separate WC:** Low level WC. Tiling to floor and walls.

**External Features:** Front garden, rear garden partly paved with shrub borders. Outbuilding to rear suitable for storage.

**Council Tax:** Band E.

<b><u>PRICE:</u></b>	<b><u>£625,000</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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**CLIFFORD WAY  
LONDON NW10**



**APPROX. GROSS INTERNAL FLOOR AREA 1185.10 SQ. FT / 110.10 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".