

BURNLEY ROAD, DOLLIS HILL, LONDON, NW10 1EE



EPC Rating:

We are pleased to be able to offer for sale this three bedroom semi-detached 1930's built family house which is offered for sale chain free. Benefits include:-

- Gas central heating
- Double glazed windows
- Side pedestrian access
- Gross internal floor area of 1,046 sq ft (97 sq m) approximately
- Off street parking to front
- South facing rear garden
- The property is located within a few yards of Dollis Hill (Jubilee Line) Tube Station

PRICE: £750,000.....FREEHOLD

BURNLEY ROAD, DOLLIS HILL, LONDON, NW10 1EE (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Understairs cupboard.

Guest Cloakroom: Low level WC. Partly tiled walls.

Lounge (front): 14'5" x 12'5" (4.40m x 3.78). Double glazed window. Feature fireplace.

Rear Room: 13'1" x 10'5" (3.98m x 3.18m). Feature fireplace. Double glazed patio doors to rear garden.

Kitchen: 12'4" x 8'1" (3.76m x 2.46m). Ceramic tiled flooring. Built-in gas hob with oven below and extractor hood above hob. A range of built-in wall cupboards and matching base cabinets with work surfaces above. Gas boiler. Double glazed door to garden.

First Floor:

Bedroom 1 (front): 14'6" x 13'0" (4.41m x 3.94m). Double glazed window. Fireplace.

Bedroom 2 (rear): 13'1" x 11'2" (4.00m x 3.40m). Double glazed window.

Bedroom 3 (rear): 9'7" x 7'8" (2.91m x 2.34m). Double glazed window.

Bathroom: 5'9" x 5'7" (1.74m x 1.71m). Panelled bath and pedestal wash hand basin. Fully tiled walls. Double glazed window.

Separate WC: Low level WC.

Landing: Hatch to loft space (not inspected). Window to side wall.

External features: Off street parking to front garden. Rear garden having a southerly aspect mainly lawn some 43' in length.

PRICE: £750,000 FREEHOLD

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

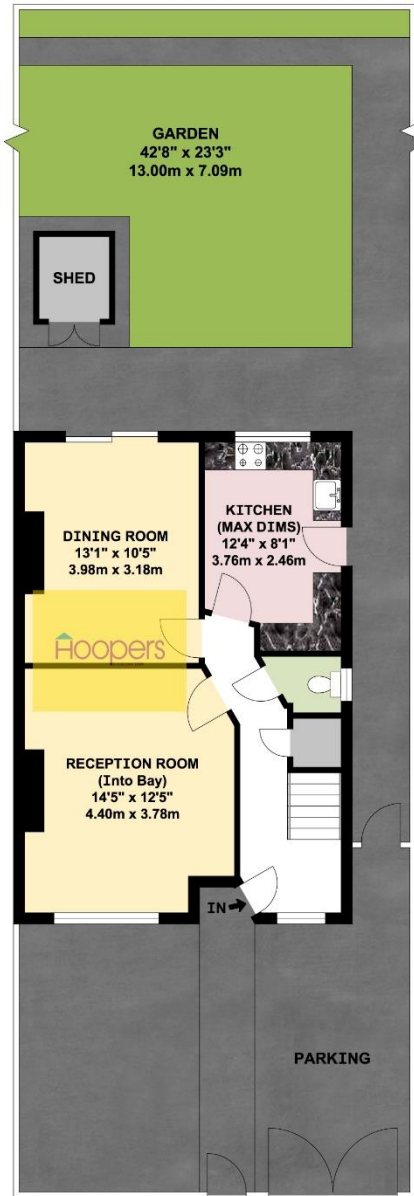
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

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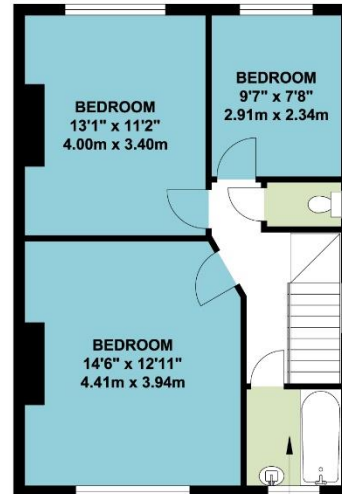


BURNLEY ROAD, DOLLIS HILL, LONDON, NW10 1EE (CONTINUED)

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LONDON NW10**



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1046.03 SQ. FT / 97.18 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".