

CONLEY ROAD (OFF ROUNDWOOD ROAD), LONDON, NW10 9PA



EPC Rating: C

We are delighted to be able to offer for sale this well presented centre terrace Victorian built period house and located in this no through road just off Roundwood Road.

The property needs to be seen to be appreciated and has many attractive features which can only be appreciated with an internal viewing. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Two double bedrooms
- Two reception rooms
- This property could potentially be used as a three bedroom property by utilising one of the living rooms
- The property is located within a few yards of local bus services and shops at Church Road with the nearest Station being Neasden (Jubilee Line)
- Gross internal floor area of 756 sq ft (70 sq m) approximately

PRICE:£499,000.....FREEHOLD

CONLEY ROAD (OFF ROUNDWOOD ROAD), LONDON, NW10 9PA (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:**Entrance Hall:**

Lounge (front): 11'4" x 10'1" (3.45m x 3.07m). Double glazed window.

Dining Room (rear): 11'4" x 10'4" (3.45m x 3.15m). Understairs cupboard.

Kitchen: 9'5" x 7'7" (2.86m x 2.30m). Fitted wall and base cupboards with drawer units and worktops above. Plumbing for washing machine and dishwasher. Built-in gas hob with oven below and extractor hood above hob. Stainless steel sink unit. Window overlooking rear garden.

First Floor:

Bedroom 1 (front): 14'2" x 10'2" (4.32m x 3.09m). Double glazed windows.

Bedroom 2 (rear): 10'4" x 9'1" (3.16m x 2.76m). Double glazed window.

Shower Room/WC: 9'5" x 7'7" (2.87m x 2.30m). Shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Tiled flooring.

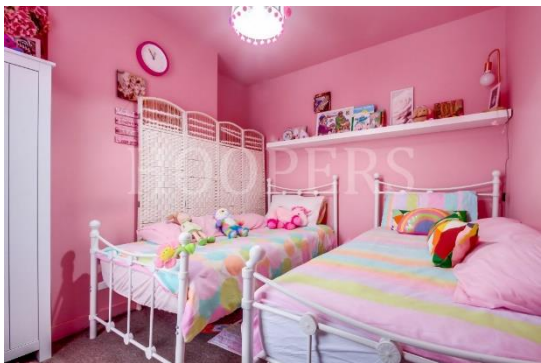
External features: Front and rear gardens, the rear garden having a decking area and garden shed.

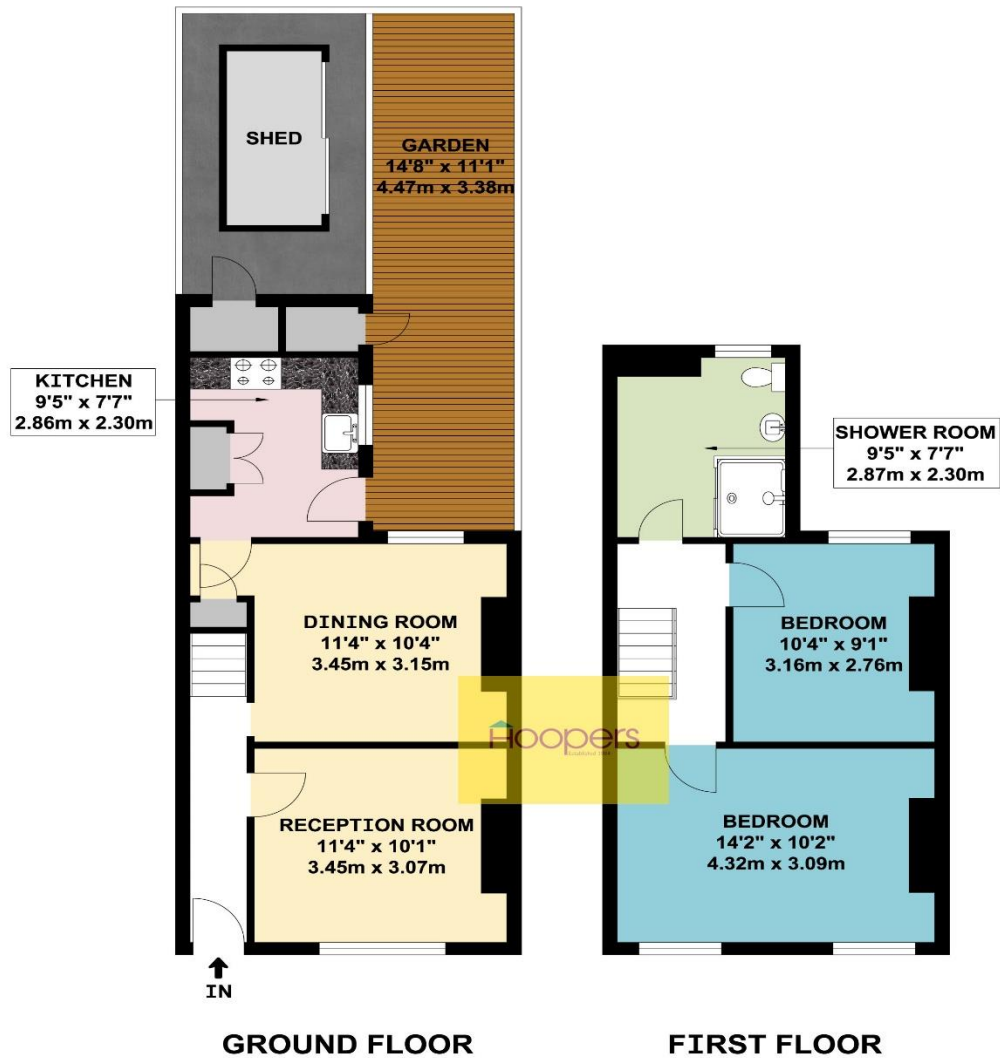
PRICE: **£499,000** **FREEHOLD**

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.

CONLEY ROAD, (OFF ROUNDWOOD ROAD), LONDON, NW10 9PA (CONTINUED)



CONLEY ROAD, (OFF ROUNDWOOD ROAD), LONDON, NW10 9PA (CONTINUED)**CONLEY ROAD
LONDON NW10****APPROX. GROSS INTERNAL FLOOR AREA 756.48 SQ. FT / 70.28 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".