

MAYBURY GARDENS, WILLESDEN, NW10 2LY



EPC Rating: C

We are delighted to bring to the market this purpose built four bedroom extended centre terrace Victorian built house which is situated just off Willesden High Road and offers excellent larger type family accommodation.

The property is literally a few yards from Willesden High Road multiple shopping and bus services. Willesden Green and Dollis Hill underground Stations (Jubilee Line) are equidistant from the property. Benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor rear extension
- Four bedrooms to first floor
- Chain free sale
- Rear garden some 40' approximately in length having a southerly aspect
- Two bathrooms
- Gross internal floor area of 1,410 sq ft (131 sq m) approximately

PRICE: £899,000.....FREEHOLD

MAYBURY GARDENS, LONDON, NW10 2LY (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood laminate flooring.

Lounge (front): 13'10" x 16'2" (4.21 x 3.80m). Wood flooring. Double glazed bay window. Ceiling mouldings.

Reception Room (rear): 10'7" x 10'6" (3.22m x 3.21m). Double glazed window. Built-in cupboard.

Wet Room/WC: 7'8" x 6'5" (2.34m x 1.95m). Wet room, low level WC and wash hand basin. Tiling to walls.

Kitchen/Diner: 18'7" x 11'0" (5.67m x 3.34m). Stainless steel sink unit with mixer tap. Built-in gas hob with oven below and extractor hood above hob. Plumbed for dishwasher and washing machine. High gloss finish fitted wall cupboards and matching base cabinets with work surfaces above and tiled surrounds. French doors to:

Extension: 10'2" x 8'9" (3.09m x 2.66m). French doors to rear garden.

First Floor:

Bedroom 1 (front): 16'2" x 13'7" (4.93m x 4.13m). Double glazed bay window. Ceiling mouldings.

Bedroom 2 (middle): 11'0" x 10'7" (3.35m x 3.22m). Double glazed window. Feature fireplace.

Bedroom 3 (rear): 11'0" x 10'0" (3.34m x 3.06m). Double glazed window.

Bedroom 4 (middle): 8'1" x 7'10" (2.46m x 2.40m). Double glazed window.

Shower Room/WC: 7'10" x 6'3" (2.40m x 1.91m). Walk-in shower, low level WC and wash hand basin.

External Features: Rear garden some 40' in length approximately having a southerly aspect.

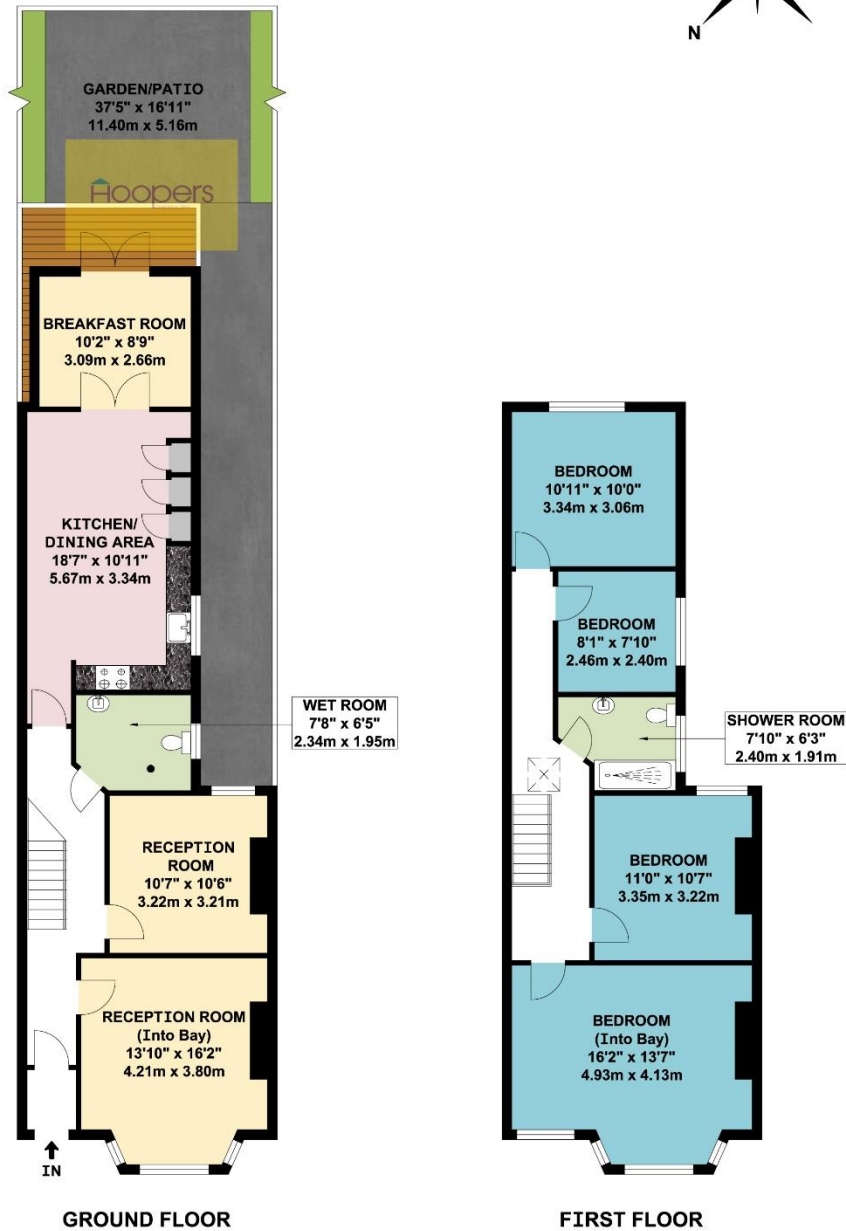
Council Tax: Band D.

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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.

MAYBURY GARDENS, LONDON, NW10 2LY (CONTINUED)

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LONDON NW10**

APPROX. GROSS INTERNAL FLOOR AREA 1410.07 SQ. FT / 131.00 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".