

## **COBBOLD ROAD, WILLESDEN, LONDON, NW10 9SX**



**EPC Rating: D**

We are pleased to be able to bring to the market this interesting centre terrace Victorian built house which would suit home ownership or buy-to-let and the property is offered for sale chain free.

This property is a family home with added flexibility of two bathrooms and two separate toilets which also makes it suitable for room lets. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Two bathrooms
- Spacious kitchen/diner
- New boiler fitted January 2026 with 5 year warranty
- Ground floor guest cloakroom
- The property is located within a few yards of Church Road shops and bus services
- The property is within close proximity of Roundwood Park
- Gross internal floor area of 980 sq ft (91 sq m) approximately
- The nearest Stations are Neasden or Dollis Hill (Jubilee Line)

**PRICE: ....Offers in the region of £550,000.....FREEHOLD**

## **COBBOLD ROAD, WILLESDEN, LONDON, NW10 9SX (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor:**

**Entrance Hall:** Understairs cupboard. Plumbed for washing machine.

**Guest Cloakroom:** Low level WC and wash hand basin. Part tiling.

**Reception Room (front):** 14'0" x 11'7" (4.25m x 3.53m). Double glazed bay window. Wood flooring.

**Room (rear):** 9'7" x 7'7" (2.91m x 2.30m). Double glazed rear window.

**Bathroom:** Panelled bath with mixer tap and hand shower. Pedestal wash hand basin. Tiled flooring. Part tiled walls.

**Kitchen/Diner:** 13'7" x 8'6" (4.13m x 2.58m). Fitted with a range of eye level white finish wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Built-in gas hob with oven below and extractor hood above hob. Stainless steel sink unit with mixer tap. Wall mounted gas boiler. Wood flooring. Double glazed door to rear garden.

### **First Floor:**

**Bedroom 1 (front):** 15'2" x 14'0" (4.63m x 4.23m). Double glazed bay window. Door to:

**Ensuite Bathroom:** 8'9" x 4'3" (2.67m x 1.30m). Panelled bath with mixer tap and electric shower above. Pedestal wash hand basin. Part tiled walls.

**Bedroom 2 (middle):** 10'5" x 9'6" (3.18m x 2.89m). Double glazed window.

**Bedroom 3 (rear):** 8'6" x 8'0" (2.60m x 2.44m). Double glazed window. Built-in cupboard.

**Separate WC:** Low level WC.

**Landing:** Built-in cupboard.

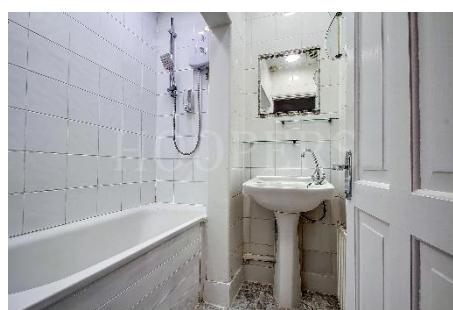
**External Features:** Front and rear gardens.

**Council Tax:** Band D.

<b><u>PRICE:</u></b>	<b><u>Offers in the region of £550,000</u></b>	<b><u>FREEHOLD</u></b>
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### **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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APPROX. GROSS INTERNAL FLOOR AREA 979.51 SQ. FT / 91.00 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".