

ROUNDWOOD ROAD, LONDON, NW10 9TJ



EPC Rating: E

A fabulous centre terrace Victorian built house located in this popular residential road and this particular property is situated almost opposite the entrance to Franklyn Road.

The property is a spacious, well presented three bedroom house and viewing is highly recommended. Benefits include:-

- Gas central heating
- Double glazed windows
- Kitchen/Diner
- Ground floor guest cloakroom
- Three double bedrooms
- Through lounge
- The nearest Stations are Dollis Hill (Jubilee Line) or Harlesden (Bakerloo Line)
- Gross internal floor area of 1,337 sq ft (124 sq m) approximately

PRICE:Offers in the region of £750,000..... FREEHOLD

ROUNDWOOD ROAD, LONDON, NW10 9TJ (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Understairs cupboard.

Guest Cloakroom: With WC and wash hand basin. Tiled flooring.

Through Lounge: 24'10" x 11'3" (7.57m x 3.43m). Double glazed window. Feature fireplace to front room. Wood flooring.

Kitchen/Diner: 19'9" x 11'4" (6.02m x 3.46m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above. Wood flooring. Double glazed door to garden. Plumbing for washing machine and dishwasher. Sink unit. Built-in hob with oven below and extractor hood above hob. Double glazed window overlooking rear garden. Wall mounted gas boiler.

First Floor:

Bedroom 1 (front): 16'2" x 12'1" (4.92m x 3.68m). Double glazed window. Wood flooring.

Bedroom 2 (middle): 12'3" x 10'9" (3.74m x 3.27m). Double glazed window. Wood flooring.

Bedroom 3 (rear): 11'6" x 11'4" (3.51m x 3.46m). Double glazed window. Built-in wardrobes. Wood flooring.

Bathroom/WC: 11'0" x 8'0" (3.32m x 2.41m). Panelled bath with shower above bath and shower screen. Separate shower cubicle. Low level WC. Bidet. Wash hand basin. Ceramic tiling to floor and walls. Double glazed windows to rear. Downlights to ceiling.

External features: Front and rear gardens, the rear garden being some 42' long mainly paved with garden shed.

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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 1336.77 SQ. FT / 124.19 SQ. M

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