

HOWARD ROAD, CRICKLEWOOD, LONDON, NW2 6DS



EPC Rating: D

We are pleased to be able to offer for sale this spacious two storey Victorian built house which is offered for sale chain free and located in the heart of Cricklewood. Benefits include:-

- Gas central heating
- Double glazed windows
- Spacious rooms
- 3/4 bedrooms
- Chain free sale
- Gross internal floor area of 1,166 sq ft (108 sq m) approximately
- The property is located within a few yards of the many bus services off Chichele Road with the nearest Station being Willesden Green (zone 2 Jubilee Line) which is within approximately half a mile.
- Cricklewood main line Station is also approximately half a mile.

PRICE: £775,000.....FREEHOLD

HOWARD ROAD, CRICKLEWOOD, LONDON, NW2 6DS (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard. Wood laminate flooring.

Lounge (front): 14'0" x 12'4" (4.27m x 3.77m). Double glazed bay window. Ceiling cornice and rose.

Dining Room/Bedroom 4 (middle): 12'0" x 10'6" (3.65m x 3.20m). Wood laminated flooring. Double glazed window. Built-in wardrobes.

Kitchen/Diner: 19'3" x 9'0" (5.88m x 2.73m). Double glazed French doors to rear garden. Fitted matching wall cupboards and base cabinets with work surfaces above. Built-in gas hob with oven below and extractor hood above hob. Ceramic tiled flooring. Stainless steel sink unit. Wall mounted gas boiler.

First Floor:

Bedroom 1 (front): 16'2" x 14'0" (4.92m x 4.24m). Double glazed bay window. Ceiling cornice. Feature fireplace.

Bedroom 2 (middle): 12'2" x 10'6" (3.70m x 3.20m). Double glazed window. Wood laminate flooring. Built-in wardrobes, cupboards and shelving.

Bedroom 3 (rear): 11'0" x 9'0" (3.32m x 2.73m). Double glazed window.

Bathroom: 6'0" x 5'7" (1.80m x 1.71m). Panelled bath with mixer tap. Pedestal wash hand basin. Ceramic tiled walls. Double glazed window.

Separate WC: Partly tiled walls. Low level WC.

Landing: Hatch to loft space (not inspected)

External Features: Front and rear gardens.

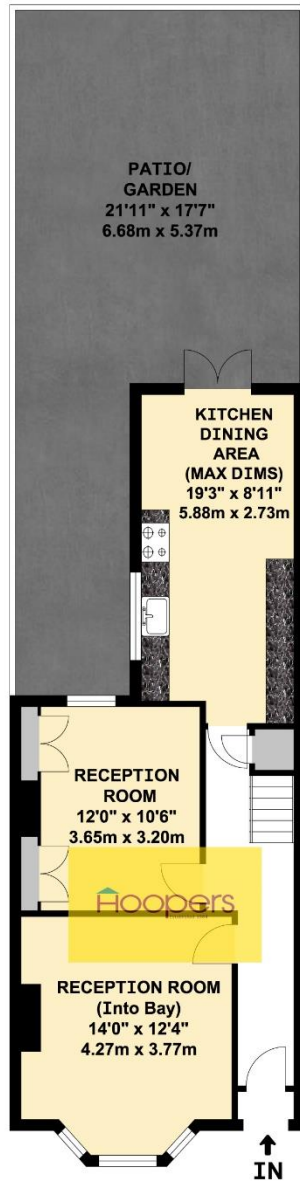
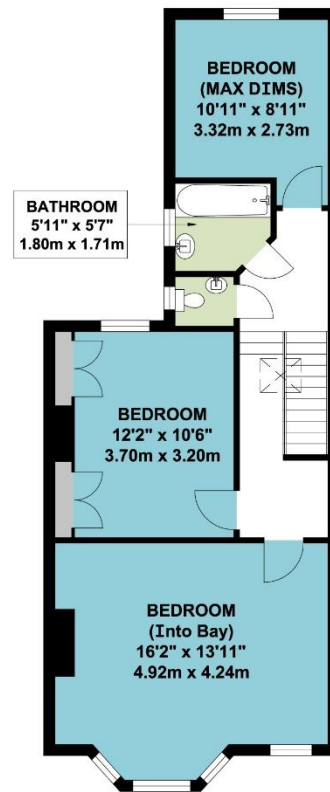
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VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

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HOWARD ROAD, CRICKLEWOOD, LONDON, NW2 6DS (CONTINUED)**HOWARD ROAD
LONDON NW2****GROUND FLOOR****FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 1166.37 SQ. FT / 108.36 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".