



3 Bedroom
Donnington Road, NW10

 **Portland**
Trusted, every step of the way

£750,000
Freehold

Offered to the market is an excellent 3 Bedroom Freehold House, with off street parking and stunning private garden.

The Laurels is a private development tucked off the desirable Dobree Estate. Prospective buyers can expect to find a recently renovated kitchen, fully fitted and with all the expected appliances. To the rear of the property is a wonderful wide dining/living room with gorgeous patio doors onto the private south facing garden. Upstairs, buyers will find a beautiful master bedroom with its own suite, two further bedrooms and family bathroom. There is also storage, and an expansive boarded loft offering future potential to develop subject to the usual consents.

Off street parking is also available, a rarity in this location.

This wonderful family home is positioned brilliantly with an abundance of transport nearby, North West London's gem which is Roundwood Park is a short stroll away, and Willesden Sports Center is very close by.

- Three Bedroom House
- Freehold
- Off Street Parking
- Excellent Condition
- Recently Renovated
- Chain Free
- South Facing Garden
- Potential To Extend
- Close To Roundwood Park
- Stunning Living/Dining Room

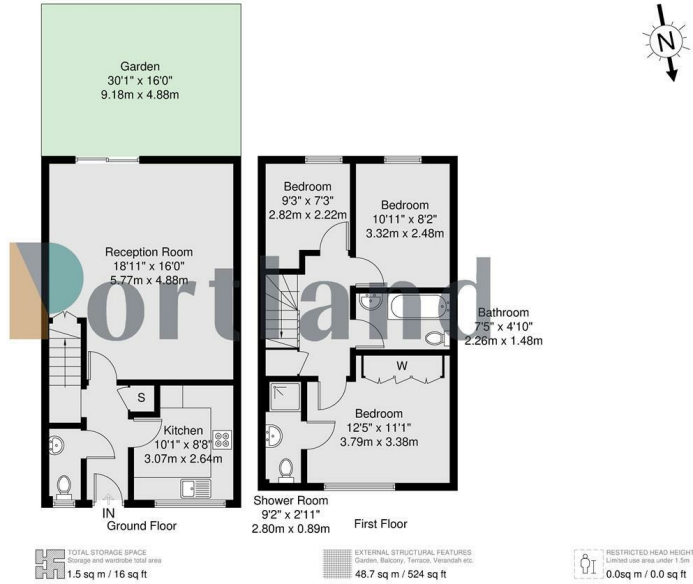




Portland

The Laurels, NW10

GROSS INTERNAL AREA
85.4 sq m / 919 sq ft



Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.