

Lampards



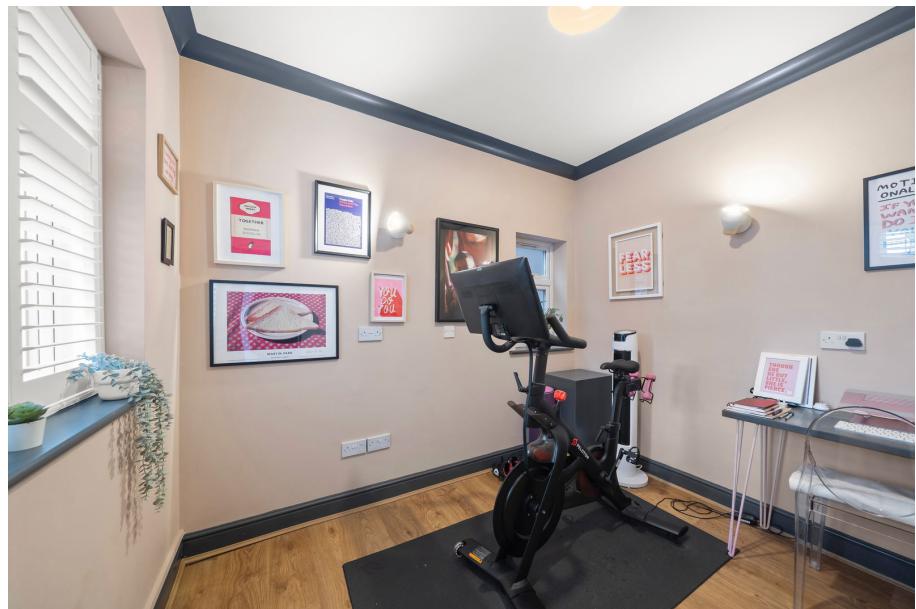
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4a Lansdale Road,
Croydon Park,
SW6 6RD

Dawson Road,

£1,500,000

 4  2  3



This substantial semi detached family home on Dawson Road offers approximately 2,170 square feet of well planned living space. Positioned on a wide plot in Zone 2, it combines scale, flexibility and potential, making it an excellent choice for modern family life.

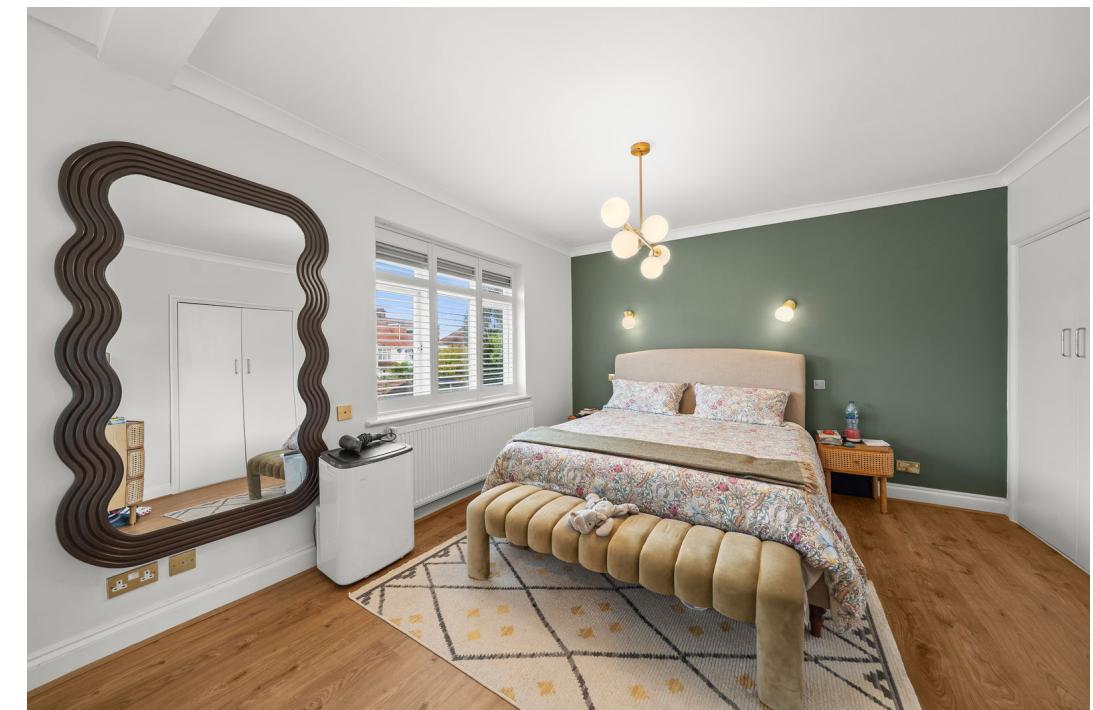
The ground floor is arranged to maximise space and natural flow, with two large reception rooms and a generous open plan kitchen and dining area leading directly to the garden. Newly fitted herringbone flooring runs throughout, adding a clean and cohesive finish. There is also a versatile additional room that can be used as a study, home office or fifth bedroom, together with a downstairs WC and utility cupboard.

Upstairs, the principal bedroom includes an en suite shower room. Two further bedrooms and a well appointed family bathroom complete the first floor, while a loft conversion provides a forth bedroom or additional flexible living space.

The westerly facing garden benefits from afternoon and evening light and includes a high quality garden studio suitable for home working or guest use. Off street parking for up to three cars is available at the front of the property.

With its generous footprint and lateral layout, the house offers potential to extend further, subject to planning. It has been designed to adapt easily to changing family needs.

Dawson Road is located close to local shops, cafés and delis, with Gladstone Park only a short walk away. Willesden Green station on the Jubilee Line and Cricklewood Thameslink provide fast connections across London, and the area offers easy access to key routes in and out of the city.



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Dawson Road, NW2
Total Area 201.6 sq m - 2176 sq ft (excluding garden)



The floor plan is produced in accordance with TEC3 Property Measurements. Domestic Incorporating International Property Measurement Standards (DIPS) Standard. The plan is for typical properties only and not drawn to scale unless otherwise stated. Measurements and position of rooms are approximate only. Any aspects of the plan are of specific importance, an independent inspection would be advised.



- Approximately 2,170 sq ft of well arranged family living space
- Two reception rooms and a large open plan kitchen and dining area
- Versatile additional room ideal for a home office or guest bedroom
- Garden studio suitable for work, guests or creative use
- Potential to extend further subject to planning
- Four bedrooms including a principal suite with en suite shower room
- Newly fitted herringbone floors throughout the ground floor
- Westerly facing private garden with excellent natural light
- Off street parking for up to three cars
- Close to Gladstone Park, local shops and cafés, and Zone 2 transport links

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

