WENLOCK & TAYLOR

DOYLE GARDENS, WILLESDEN/KENSAL RISE (BORDERS)

LONDON, NW10 3SU

PRICE £1,090,000

3 2 3 D

DOYLE GARDENS, WILLESDEN/KENSAL RISE (BORDERS), LONDON, NW10 3SU

EXCELLENT REFURBISHMENT OPPORTUNITY. Within the same family ownership for over 40 years, this is a chance for a discerning buyer to stamp their mark on this 1397 sq.ft (130 sq.m) approx 1930s built semi-detached house comprising 3 (or 4) bedrooms (2 with built in wardrobes), 31ft through lounge, dining room, 'garage room' (arranged as a 4th bedroom) kitchen, bathroom/wc, shower/wc, separate wc, 75ft south facing rear garden and off street parking to the front for 2-3 cars. The house, which is offered with no upper chain, has double glazed windows, central heating and offers scope to further increase the living space by extending to the rear and/or converting the loft space (stpp). Situated in this popular and wide tree-lined street and very close to the entrances to Roundwood Park & King Edward's Park. Tenure is Freehold and Council Tax Band is 'F' (London Borough of Brent).

ENTRANCE HALL
with double glazed wing window, radiator, ceiling coving, understairs cupboard with electric consumer unit.

THROUGH LOUNGE
31'6 (to bay) x 12'9 (to alcove) (9.60m (to bay) x 3.89m (to alcove))
with 'brick effect' fireplace and wood panelling to chimney breasts and alcoves, radiator, double glazed windows, ceiling cornice, double glazed patio doors leading to rear garden.

DINING ROOM
14'11 x 8'7 (4.55m x 2.62m)
open plan from hallway and with tall radiator, double glazed window, door to kitchen.

'GARAGE ROOM'
15'2 x 7'2 (4.62m x 2.18m)
arranged as a 4th bedroom with double glazed windows, radiators, ceiling coving, wash hand basin with cupboard under.

KITCHEN
11'11 x 5'11 (3.63m x 1.80m)
with inset sink and drainer, wall and base cupboards, work surface, double glazed frosted windows and door to rear garden, plumbing for washing machine, tiled splashback, tiled floor, panelled ceiling.

SHOWER/WC
with built in shower cubicle, wash hand basin, wc, tiled walls.

STAIRS & LANDING TO FIRST FLOOR
with double glazed landing window, picture rail, built in landing cupboard with central heating boiler, access to loft space.

BEDROOM 1
16'0 (to bay0 x 12'10 (to alcove) (4.88m (to bay0.00m x 3.91m (to alcove))
with double glazed windows, bay radiator, ceiling coving.

BEDROOM 2
15'3 x 11'2 (to alcove) (4.65m x 3.40m (to alcove))
with built in wardrobes and cupboards, double glazed windows, radiator.

BEDROOM 3
9'0 x 7'1 (2.74m x 2.16m)
with built in wardrobes and cupboards, double glazed windows, radiator.

BATHROOM
with coloured suite comprising bath and shower attachment, inset wash hand basin with tiled surround, radiator, tiled walls, double glazed frosted window.

SEPARATE WC
with wc, radiator, tiled walls, double glazed frosted window.

GARDEN
at rear 62ft (visual estimate), south facing.

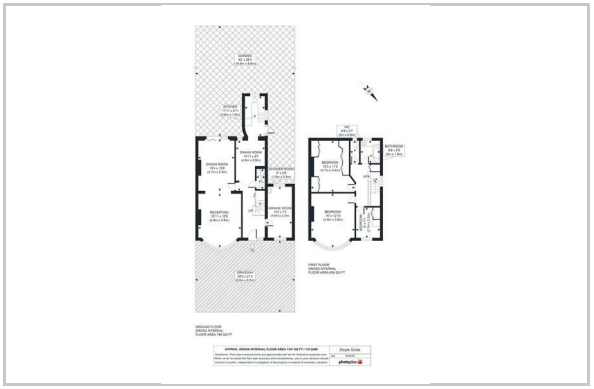
OFF STREET PARKING
to front for 2-3 cars.

TENURE
The tenure is Freehold.

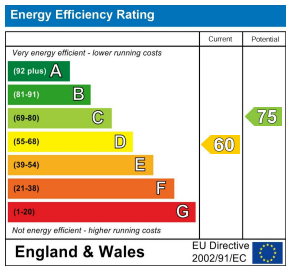
The operational condition of the services and appliances connected at the property have not been checked and as such no warranties are offered thereto.

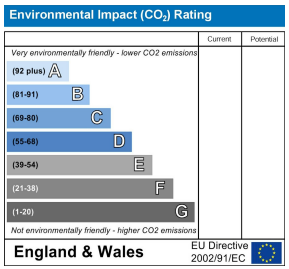
AREA MAP

FLOOR PLAN



ENERGY EFFICIENCY GRAPH





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

97 Chamberlayne Road, London, NW10 3NN
Tel: 020 8969 0122 Email: info@wenlocktaylor.co.uk www.wenlocktaylor.co.uk