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Mon - Fri
8.30 am - 6.30 pm
GB

 **Portland**
ESTATE AGENTS

Sherrick Green Road,

£1,100,000 Freehold
www.portlandestateagents.co.uk

This fantastic family home located only moments away from the popular GLADSTONE PARK with OFF STREET PARKING (for two cars), TWO BATHROOMS and POTENTIAL to EXTEND, within 10 minutes walk of Willesden Green Tube Station (Jubilee Line). Offered for sale on a CHAIN FREE basis this lovely semi-detached house benefits from a side garage and extension above providing spacious accommodation throughout with further DEVELOPMENT POTENTIAL via a rear extension or loft conversion subject to planning.

Internally the property is well laid out with a bay fronted reception room, dining room overlooking the rear garden, kitchen / breakfast room with lots of worktop and cupboard space and includes an integrated dishwasher, and space for a washing machine and tumble dryer. The rear garden is approx. 45 ft. and is accessible through the kitchen or the dining room. The first floor comprises of four bedrooms and a family bathroom/WC, with the master bedroom benefitting from fitted wardrobes and an en-suite. Further benefits include a guest W/C on the ground floor and being well decorated throughout making it ideal for those looking to move in right away.

Sherrick Green Road is a very popular location due to its close proximity to a variety of amenities including Gladstone Park, Willesden Green Station for those that need to travel into London and a variety of shops, restaurants and cafes can be found within walking distance on both Walm Lane and Willesden High Road.

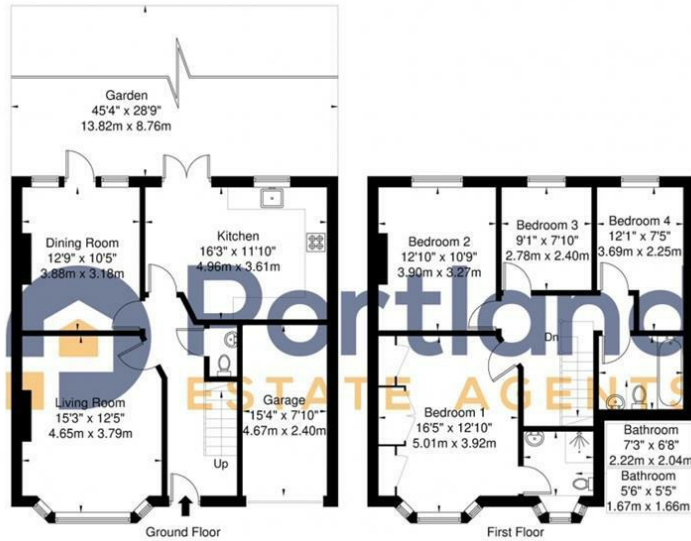
- Spacious Semi-Detached House
- Potential To Extend Subject To Planning
- Off Street Parking For Two Cars
- Two Bathrooms (One En-Suite)
- Nicely Decorated Throughout
- 10 Minutes Walk To Willesden Green Tube Station (Jubilee Line)
- Close To Gladstone Park
- Approx 45 ft Rear Garden
- Garage
- Chain Free





Sherrick Green Road, NW10 1LD

Approx. Gross Internal Area = 124.3 sq m / 1337 sq ft
Garage = 10.7 sq m / 115 sq ft
Total = 135 sq m / 1452 sq ft



Ref

Copyright THEBLUEPLAN

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



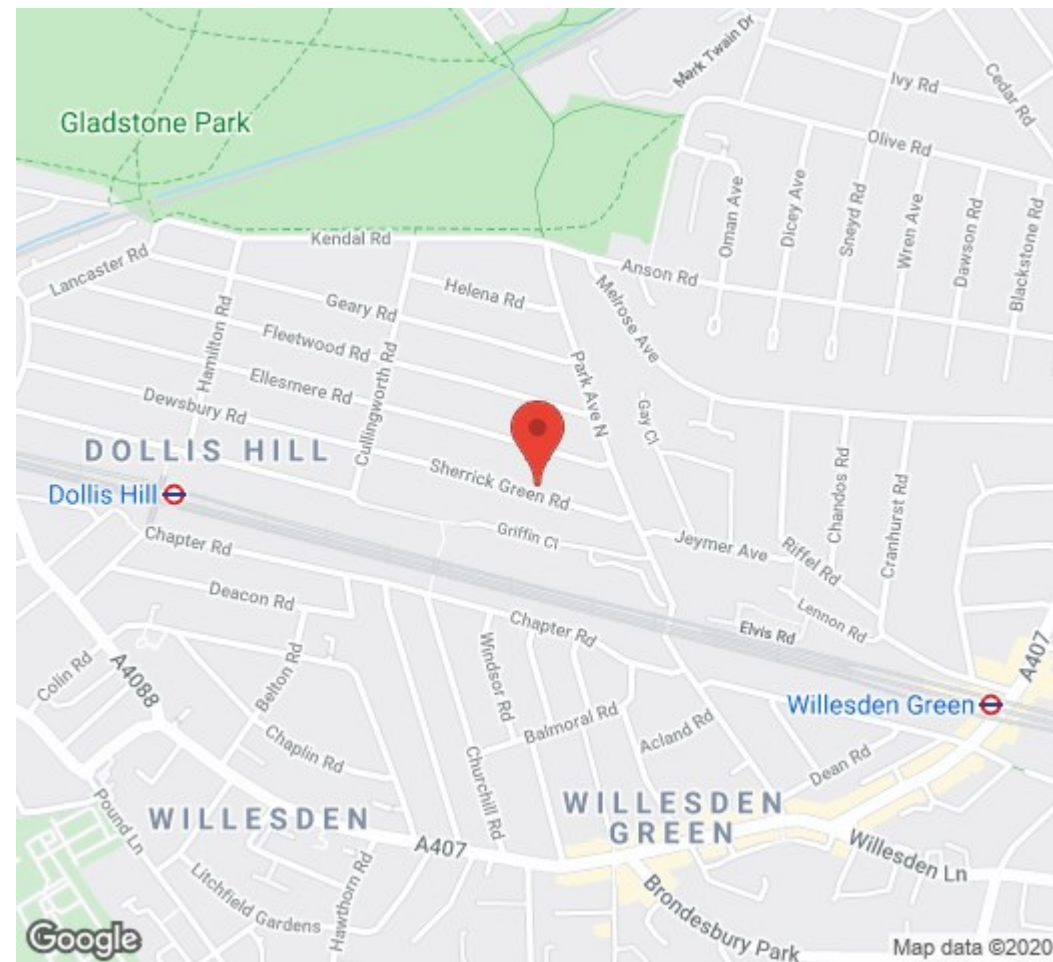
Portland Estate Agents

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C	67	
(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.