

## **RANDALL AVENUE, DOLLIS HILL, LONDON, NW2 7SS**



### EPC Rating:

We are delighted to bring to the market this extended and spacious larger than average house for the street which must be seen internally to appreciate the condition of the house.

Located just off Dollis Hill Lane in this wide tree lined street the subject property has been extended to the loft area and ground floor rear providing larger type family accommodation benefitting from the following:-

- Gas central heating
- Double glazed windows
- Loft conversion providing additional bedroom, walk-in dressing room and ensuite shower room/WC
- Ground floor rear extension providing large kitchen/diner opening onto to additional full width conservatory
- Fabulous 85' x 36' garden to rear
- Gross internal floor area (including conservatory) of 1,798 sq ft (167 sq m) approximately
- Ground floor guest cloakroom
- Garage to side of property approached via a shared drive-in (accessed from Randall Avenue)
- Off street parking for several vehicles to the front of the property
- Ready to move into condition
- The property is located within a few hundred yards of the magnificent 80 acres of Gladstone Park with the nearest Stations being Dollis Hill or Neasden (Jubilee Line)

**PRICE: ..... £850,000.....FREEHOLD**

**RANDALL AVENUE, LONDON, NW2 7SS (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Spacious Entrance Hall:** Wood flooring. Double glazed door to street and understairs storage cupboard.

**Guest Cloakroom:** Low level WC and wash hand basin. Partly tiled walls.

**Through Lounge:** 31'3" x 13'6" (9.53m x 4.11m). Double glazed bay window to front room. Wood flooring. Double glazed patio doors to:

**Kitchen/Diner Extension:** 16'7" x 8'0" (5.06m x 2.43m) x 12'4" x 9'2" (3.75m x 2.80m). Wood effect tiled flooring. Fitted with a range of eye level wall mounted cabinets and matching base cabinets with stone worktops above and tiled surrounds. Plumbing for washing machine and dishwasher. Built-in five ring gas hob with extractor hood above with twin double ovens and grills below. Cupboard with gas boiler. Integrated microwave oven. Door to:

**Conservatory Extension:** 15'3" x 11'4" (4.64m x 3.45m). Tiled flooring and double glazed door to garden.

**First Floor:**

**Bedroom 1 (front):** 17'9" x 12'0" (5.41m x 3.62m). Built-in wardrobes to two walls with matching bedside cabinets. Double glazed bay window. Wood flooring.

**Bedroom 2 (rear):** 13'5" x 11'10" (4.09m x 3.35m). Double glazed window and security grill.

**Bedroom 3 (front):** 9'9" x 7'10" (2.98m x 2.40m). Double glazed window. Wood flooring.

**Bathroom/WC:** 8'8" x 8'1" (2.65m x 2.47m). Panelled bath with mixer tap and hand shower above. Fully tiled walls. Walk-in large shower cubicle. Downlights to ceiling. Double glazed window. Heated towel rail.

**Second Floor (loft conversion):**

**Bedroom 4:** 12'3" x 10'8" (3.73m x 3.25m). Double glazed dormer window to rear.

**Dressing Room:** 13'5" x 8'0" (4.10m x 2.44m). With under eaves storage space.

**Shower Room/WC:** With shower cubicle, wash hand basin with mixer tap and low level WC. Partly tiled walls and tiled flooring.

**External Features:** Off street parking to front garden for several vehicles. Shared drive leading to garage to rear (approached from Randall Avenue). Rear garden measuring 85' mainly lawn.

**PRICE: £850,000 FREEHOLD**

**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.

**RANDALL AVENUE, LONDON, NW2 7SS (CONTINUED)**

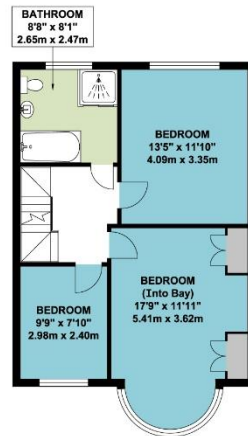
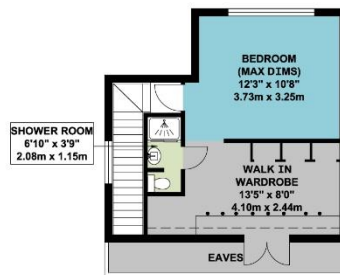
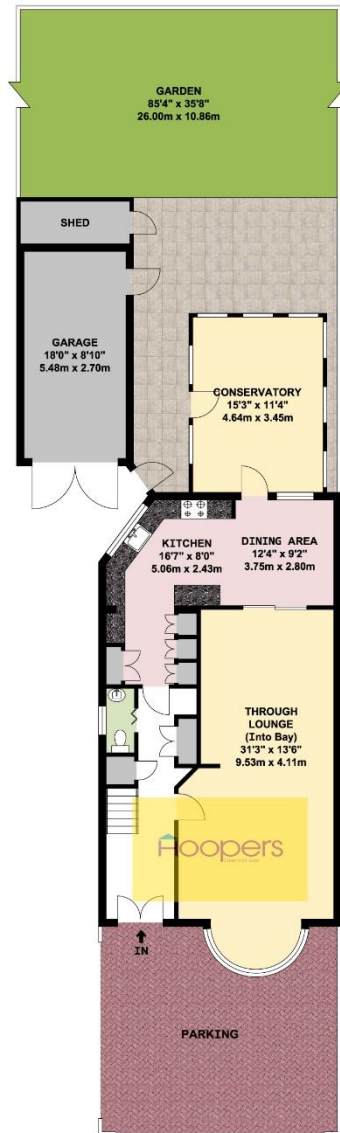


**RANDALL AVENUE, LONDON, NW2 7SS (CONTINUED)**

**RANDALL AVENUE  
LONDON NW2**



----- RESTRICTED HEAD HEIGHT



APPROX. GROSS INTERNAL FLOOR AREA 1625.45 SQ. FT / 151.01 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 1797.68 SQ. FT / 167.01 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".