

## **ALDER GROVE, DOLLIS HILL, LONDON, NW2 7DB**



EPC Rating: D

A bright and airy semi-detached 1930's built house and situated in this tranquil desirable residential road off Crest Road.

The property is offered for sale chain free and although the property is in need of some general updating it is priced to sell and viewing is highly recommended. Benefits include:-

- Gas central heating
- Double glazed windows
- Garage to side of property (approached via a wide shared drive-in)
- Chain free sale
- Rear garden in excess of 100 ft
- Potential for extensions to ground floor rear and loft (subject to any necessary local authority consents)
- Two bathrooms
- Gross internal floor area of 990 sq ft (92 sq m) approximately
- Local bus services, schools and shops are within a few yards at Crest Road
- Brent Cross shopping complex is approximately 2 miles radius
- Brent Cross West Station (due to open in December 2022) will be within a half mile radius approximately and will have overground trains into Kings Cross St Pancras in approximately 15 minutes

**PRICE: .....£699,950.....FREEHOLD**

**ALDER GROVE, DOLLIS HILL, LONDON, NW2 7DB (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring. Under stairs cupboard.

**Lounge (front):** 13'7" x 11'8" (4.14m x 3.56m). Double glazed bay window. Wood flooring.

**Dining Room (rear):** 13'10" x 11'3" (4.21m x 3.43m). Double glazed French doors to rear garden. Door to:

**Kitchen:** 7'1" x 6'0" (2.17m x 1.80m). Built-in cupboards. Plumbing for washing machine. Sink unit. Built-in hob and oven.

**Wet Room:** With WC, wash hand basin and open shower. Non-slip flooring.

**First Floor:**

**Bedroom 1 (front):** 16'0" x 11'9" (4.85m x 3.57m). Built-in cupboard. Double glazed bay window.

**Bedroom 2 (rear):** 12'2" x 11'3" (3.71m x 3.43m). Built-in wardrobes. Double glazed window.

**Bedroom 3 (front):** 8'4" x 6'7" (2.54m x 2.01m). Built-in cupboard. Double glazed window.

**Wet Room:** With open shower and wash hand basin. Tiling to walls. Non-slip flooring.

**Separate WC:** With low flush WC.

**External features:** Garage to side of property approached via a shared drive-in (accessed from Alder Grove). Front and rear gardens, the rear garden being 130' approximately in length with patio and lawn.

**PRICE: £699,950 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.

**ALDER GROVE, DOLLIS HILL, LONDON, NW2 7DB (CONTINUED)**





**ALDER GROVE, DOLLIS HILL, LONDON, NW2 7DB (CONTINUED)****ALDER GROVE  
LONDON NW2****APPROX. GROSS INTERNAL FLOOR AREA 990.27 SQ. FT / 92.00 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".