

**HILL CLOSE (OFF DOLLIS HILL AVENUE), NW2 6RE**



EPC Rating: E

A rare opportunity to purchase a detached extended family house in this highly desirable residential cul-de-sac off Dollis Hill Avenue

- Gas central heating
- Double glazed windows
- Ground floor guest cloakroom
- Ground floor rear extension providing large kitchen/diner and family room
- Open plan entrance hall/through lounge giving the ground floor a very airy feel
- Side pedestrian access
- Gross internal floor area of 1,351 sq ft (125 sq m) approximately
- Single garage to side of property approached via own drive-in for additional parking of another vehicle
- The property is located within a few yards of Gladstone Park and local schools including Our Lady of Grace with local bus services being available at Dollis Hill Lane (within a few hundred yards)
- The nearest stations are Dollis Hill or Neasden (Jubilee Line)

**PRICE: ..... £950,000.....FREEHOLD**

**HILL CLOSE, (OFF DOLLIS HILL AVENUE), NW2 6RE (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Large Storm Porch:** Leading to:

**Open plan Entrance Hall/Through Lounge inter-communicating with large Kitchen:** 44' (13.41m) in length from front to rear of property x 20'6" (6.25m) at widest narrowing to 11'3" (3.35m) to rear.

**Front Room:** Bay window. Feature fireplace.

**Kitchen:** Fitted with a range of wall mounted cabinets with matching base cabinets with work surfaces above and tiled surrounds. Twin bowl stainless steel sink unit with mixer tap. Plumbed for dishwasher. Built-in ceramic hob with extractor hood above and separate double oven. Recess for fridge/freezer. Double glazed window overlooking rear garden.

**TV Room/Family Room:** 20'4" x 9'0" (6.20m x 2.75m). Wall mounted gas boiler.

**Guest Cloakroom:** Low level WC. Wash hand basin.

**Utility Room:** 8'3" x 7'0" (2.52m x 2.15m). With plumbing for washing machine.

**First Floor:**

**Bedroom 1 (front):** 14'7" x 13'6" (4.47m x 4.12m). Double glazed bay window. Built-in wardrobes. Downlights to ceiling.

**Bedroom 2 (rear):** 13'5" x 11'2" (4.09m x 3.41m). Double glazed window.

**Bedroom 3 (rear):** 8'11" x 8'11" (2.74m x 2.72m). Double glazed window. Built-in wardrobes.

**Shower Room/WC:** Shower cubicle. Low level WC with concealed cistern. Bidet with mixer tap. Vanity wash hand basin with mixer tap and cupboard below. Downlights to ceiling. Fully ceramic tiled walls and flooring. Heated towel rail.

**Landing:** Hatch to loft space (not inspected).

**External Features:** Single garage to side of property approached via own drive-in for additional parking. Side pedestrian access. Front and rear gardens. The rear garden measuring some 31' in length with lawn, patio and ornamental pond.

**PRICE: £950,000 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.

**HILL CLOSE, (OFF DOLLIS HILL AVENUE), NW2 6RE (CONTINUED)**



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HILL CLOSE  
LONDON NW2



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1351.00 SQ F / 125.49 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 ERRORS, OMISSIONS, OR MIS-ESTATEMENTS. THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER