

PADDOCK ROAD, DOLLIS HILL, LONDON, NW2 7DL



EPC Rating:

We are delighted to bring to the market this spacious semi-detached larger type house for the road which has not been on the market for sale for many decades and offers accommodation suitable for a family or for buy-to-let purposes. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Garage to rear of property approached via a shared driveway (accessed from Paddock Road)
- Built-in wardrobes
- 73' approximately long rear garden
- Gross internal floor area of 1,130 sq ft (105 sq m) approximately.
- There is adequate space to the rear of the property for extension (STPP)
- The loft space is converted to a room with Velux windows and a pull down ladder and is ideal for storage/potential accommodation
- The property is located within a few hundred yards of local bus services, shops and schools at Crest Road.
- Brent Cross shopping complex is approximately 2 miles radius
- Brent Cross West Station (with main line trains into Kings Cross in approximately 15 minutes) is approximately 10 minutes walk

PRICE: £699,000.....FREEHOLD

PADDOCK ROAD, DOLLIS HILL, LONDON, NW2 7DL (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Built-in cloaks cupboard. Additional understairs cupboards. Wood flooring. Window to side wall.

Lounge: 15'8 x 13'1 (4.77m x 4.00m). Wood flooring. Feature fireplace. Double glazed bay window. Glazed French doors leading to:

Dining Room: 14'1" x 12'4" (4.30m x 3.76m). Wood flooring. Feature fireplace. Double glazed patio doors to rear garden.

Kitchen: 10'8" x 8'4" (3.26m x 2.54m). A range of eye level wall mounted cabinets and matching base cabinets with work surfaces above. Plumbing for washing machine. Stainless steel sink unit. Space for fridge/freezer. Tiling to floor and walls. Double glazed door to rear garden. Downlights to ceiling.

First Floor:

Bedroom 1 (front): 13'7" x 12'6" (4.13m x 3.81m). Built-in wardrobes with overbed cabinets. Double glazed window. Wood flooring.

Bedroom 2 (rear): 13'3" x 12'6" (4.04m x 3.81m). Built-in wardrobes. Double glazed window.

Bedroom 3 (front): 8'10" x 7'4" (2.68m x 2.23m). Wood flooring. Built-in wardrobe. Double glazed window.

Bathroom: 6'9" x 6'3" (2.07m x 1.91m). Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Tiling to floor and walls. Double glazed window. Heated towel rail.

Separate WC: Low level WC.

Landing: With hatch to loft space (not inspected) with pull down ladder and boarded and suitable for storage.

External features: Rear garden measuring some 73' in length with patio and lawn. Garage to rear of property approached via a wide shared drive-in (accessed from Paddock Road).

PRICE: _____ **£699,000** _____ **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.

PADDOCK ROAD, DOLLIS HILL, LONDON, NW2 7DL (CONTINUED)



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**PADDOCK ROAD
LONDON NW2**



APPROX. GROSS INTERNAL FLOOR AREA 1130.21 SQ. FT / 105.00 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE LOFT STORAGE 1272.50 SQ. FT / 118.22 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".