

## **DOLLIS HILL AVENUE, LONDON, NW2 6ET**



EPC Rating: D

We are pleased to be able to offer for sale this well presented semi-detached house and located in this desirable residential road parallel to Dollis Hill Lane. Benefits include:-

- Gas central heating
- Double glazed windows
- South facing rear garden
- Good sized kitchen
- Garage to side of property (approached via its own drive-in) providing off street parking. The garage is currently used as a Utility Room
- Gross internal floor area of 1,165 sq ft (108 sq m) approximately
- Brent Cross shopping complex is approximately two miles maximum radius
- Brent Cross West Station with overground trains into Farringdon in approximately 20 minutes is within a few hundred yards

**PRICE: .....Offers in the region of £750,000.....FREEHOLD**

**DOLLIS HILL AVENUE, LONDON, NW2 6ET (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Storm Porch:** Leading to:

**Entrance Hall:** Wood flooring. Understairs storage area.

**Through Lounge:** 26'5" x 12'6" (8.06m x 3.83m). Wood flooring. Double glazed window to front room. Double glazed patio doors from rear room to garden.

**Kitchen:** 13'4" x 7'8" (4.08m x 2.39m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Stainless steel sink unit with mixer tap. Built-in gas hob with oven below and extractor hood above hob (all in stainless steel). Double glazed door to garden.

**First Floor:**

**Bedroom 1 (front):** 14'4" x 11'9" (4.40m x 3.64m). Double glazed bay window. Built-in wardrobes.

**Bedroom 2 (rear):** 12'3" x 10'5" (3.75m x 3.19m). Built-in wardrobes and shelving. Double glazed window.

**Bedroom 3 (rear):** 8'9" x 8'1" (2.71m x 2.47m). Double glazed window.

**Bathroom/WC:** 7'4" x 6'7" (2.27m x 2.03m). Panelled bath with mixer tap and shower above bath with shower screen. Low level WC. Pedestal wash hand basin. Ceramic tiling to floor and walls. Double glazed window.

**Landing:** With hatch to loft space (not inspected). Double glazed window to side wall.

**External features:** Off street parking to front for one vehicle. Garage to side of property (currently used as a Utility Room) which could be utilised to expand the accommodation of the property (subject to any necessary consents). South facing rear garden measuring approximately 34' with paved patio and garden shed.

**PRICE:                      Offers in the region of £750,000                      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.

**DOLLIS HILL AVENUE, LONDON, NW2 6ET (CONTINUED)**



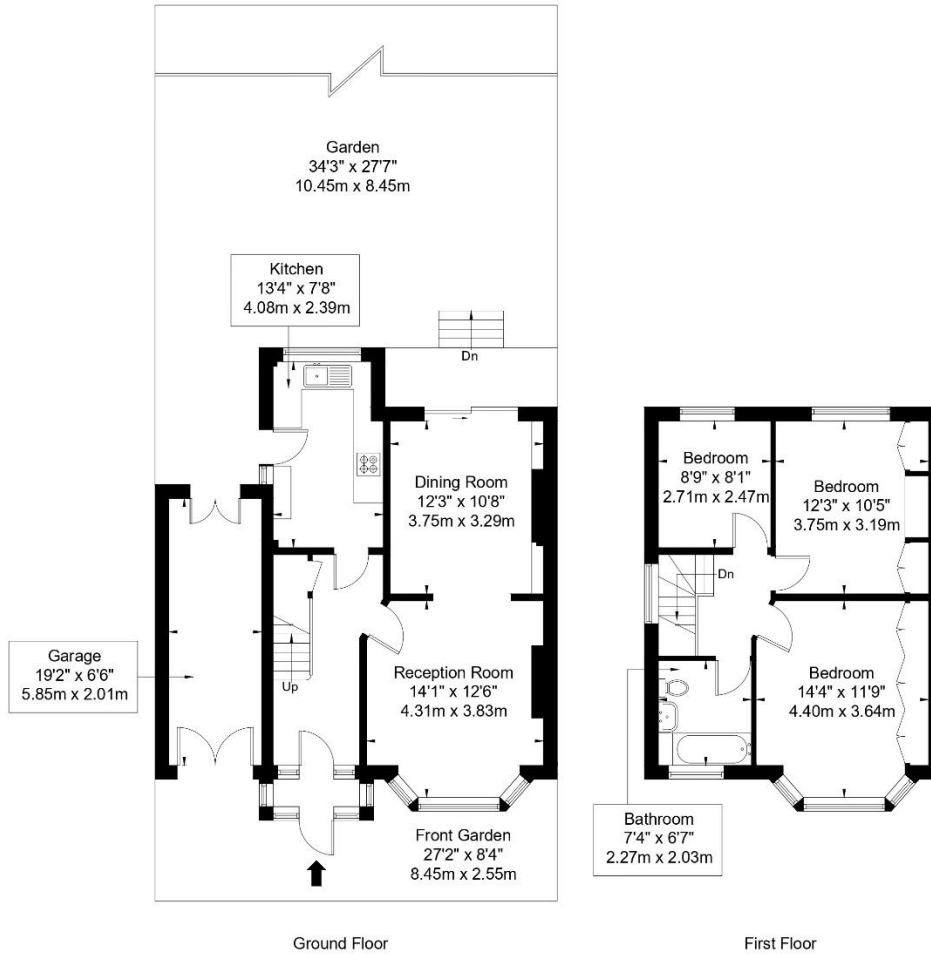
**DOLLIS HILL AVENUE, LONDON, NW2 6ET (CONTINUED)****Dollis Hill Avenue, NW2 6ET**

Approx Gross Internal Area = 108.25 sq m / 1 165 sq ft

Front Graden = 21.54 sq m / 232 sq ft

Garden = 88.30 sq m / 950 sq ft

Total = 218.09 sq m / 2 347 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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