

## DOLLIS HILL LANE, LONDON, NW2 6HH



EPC Rating: E

We are delighted to bring to the market this four bedroom raised detached house and although the property needs updating it offers spacious family accommodation for a buyer to leave their own stamp on the property and the house is priced to sell.

Situated towards the Edgware Road end of Dollis Hill Lane the property is situated within a quarter of a mile approximately of the recently opened Brent Cross West Station with overground trains into London in approximately 15 to 20 minutes.

Local schools are available within a few yards at Dollis Hill Lane and Dollis Hill Avenue as are bus services on Dollis Hill Lane and Edgware Road. Benefits include:-

- Detached house
- Gas central heating
- Part double glazed windows
- Garage with own drive-in located at ground floor level
- Two bathrooms
- 72' approximate rear garden
- Brent Cross shopping complex is approximately 2 miles radius.
- Gross internal floor area of 1,311 sq ft (122 sq m) approximately

**PRICE: .....Offers in the region of £800,000.....FREEHOLD**

**DOLLIS HILL LANE, LONDON, NW2 6HH (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:****Entrance Hall:**

**Lounge (front):** 15'0" x 13'3" (4.6m x 4.0m). Bay window. Parquet flooring. Feature fireplace.

**Dining Room (rear):** 14'6" x 12'0" (4.4m x 3.7m). Patio doors to garden. Feature fireplace.

**Kitchen/Diner:** 15'6" x 10'6" (4.7m x 3.2m). Door to side entrance.

**Shower Room/WC:** Shower cubicle, low level WC and wash hand basin.

**First Floor:**

**Bedroom 1 (front):** 15'5" x 12'6" (4.7m x 3.8m).

**Bedroom 2 (rear):** 14'2" x 11'3" (4.3m x 3.4m).

**Bedroom 3 (rear):** 10'5" x 7'10" (3.2m x 2.4m).

**Bedroom 4 (front):** 8'7" x 8'2" (2.6m x 2.5m).

**Bathroom:** 6'4" x 6'0" (1.9m x 1.8m). Free standing roll top bath. Wash hand basin.

**Separate WC:** Low level WC.

**External Features:** Detached garage with own drive-in accessed from Dollis Hill Lane. Front and rear gardens, the rear garden being approximately 72' in length.

**Council Tax:** Band F.

**PRICE: Offers in the region of £800,000 FREEHOLD**

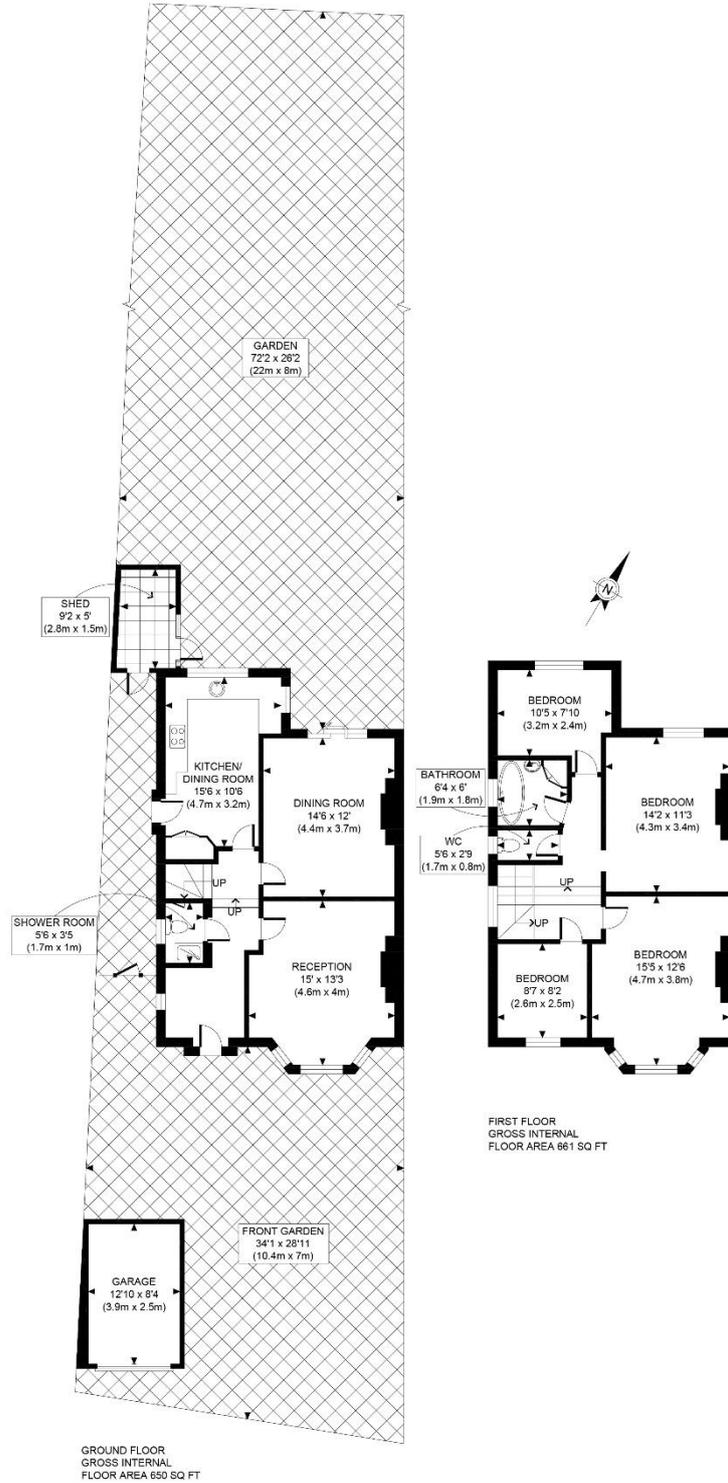
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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 LANE, LONDON, NW2 6HH (CONTINUED)**



**DOLLIS HILL LANE, LONDON, NW2 6HH (CONTINUED)**



<p><b>APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1416 SQ FT / 132 SQM</b>  <b>APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1311 SQ FT / 122 SQM</b></p> <p><small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</small></p>	<p>Dollis Hill Lane</p> <p>date 05/05/25</p> <p><b>photoplan</b></p>
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