

VINCENT GARDENS, DOLLIS HILL, LONDON, NW2 7RP



EPC Rating: D

We are pleased to be able to offer for sale this larger than average spacious family house located in this desirable residential road off Randall Avenue and this property is situated within a few yards of the 80 acres of Gladstone Park. Benefits include:-

- Gas Central heating
- Double glazed windows
- Ground floor guest cloakroom
- Three good sized bedrooms
- Ground floor rear extension providing large kitchen and rear reception room
- Garage to side of property with own drive-in and off street parking for several vehicles.
- Rear garden some 112' in length
- Gross internal floor area of 1,364 sq ft (127 sq m) approximately
- Spacious kitchen
- Potential for further extension (subject to planning permission)
- The nearest stations are Neasden or Dollis Hill (Jubilee Line)
- Brent Cross shopping complex is approximately 3 miles radius

PRICE: £899,000.....FREEHOLD

VINCENT GARDENS, LONDON, NW2 7RP (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Entrance Hall: Ceramic tiled flooring.

Guest Cloakroom: With WC and wash hand basin. Fully ceramic tiled floor and walls.

Lounge (front): 17'3" x 14'6" (5.25m x 4.42m). Double glazed bay window. Wood flooring. Feature fireplace.

Dining Room (rear): 21'1" x 12'4" (6.43m x 3.77m). Wood flooring. Double glazed French doors to rear garden.

Kitchen: 16'0" x 10'7" (4.85m x 3.23m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above. Fully ceramic tiled floor and walls. Built-in gas hob with oven below and extractor hood above hob. Plumbing for dishwasher and washing machine. Stainless steel sink unit. Downlights to ceiling. Gas boiler. Double glazed door to rear garden.

First Floor:

Bedroom 1 (front): 17'9" x 13'7" (5.40m x 4.15m). Double glazed bay window. Built-in wardrobes. Wood flooring.

Bedroom 2 (rear): 13'6" x 12'10" (4.11m x 3.90m). Double glazed window. Wood flooring.

Bedroom 3 (front): 9'9" x 8'0" (2.97m x 2.45m). Double glazed window. Wood flooring.

Bathroom/WC: 8'9" x 8'5" (2.67m x 2.56m). Panelled bath with mixer tap and hand shower. Vanity wash hand basin. Low level WC. Separate shower cubicle. Fully tiled walls and flooring. Heated towel rail. Downlights to ceiling.

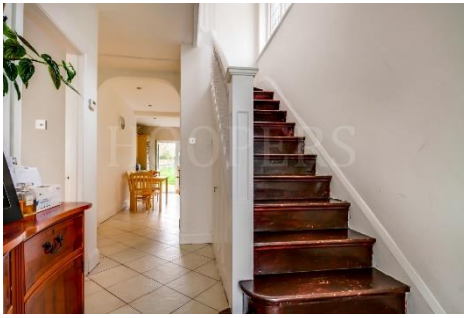
External Features: Garage to side of property (approached via its own drive-in). Off street parking for several vehicles. Rear garden some 112' in length with patio and lawn.

PRICE: £899,000 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.

VINCENT GARDENS, LONDON, NW2 7RP (CONTINUED)



VINCENT GARDENS, LONDON, NW2 7RP (CONTINUED)

VINCENT GARDENS
LONDON NW2



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1363.57 SQ. FT / 126.68 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1479.93 SQ. FT / 137.49 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 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".