

DOLLIS HILL LANE, LONDON, NW2 6JH



EPC Rating:

We are delighted to be able to offer for sale this immaculately presented extended semi-detached house offering generous sized family accommodation and viewing is highly recommended to appreciate the internal condition of the property. Benefits include:-

- Renewed roof
- Three double bedrooms to first floor
- Well appointed bathroom/WC to first floor
- Ground floor annexe providing additional bedroom/study/TV room
- Gas central heating
- Double glazed windows
- Off street parking to front for at least 2 vehicles
- Ground floor shower room/WC
- Extended Kitchen/Diner
- South facing rear garden
- The property is located within a few yards of the magnificent 80 acres of Gladstone Park with tennis courts, coffee shop and landscaped gardens
- The property is within 10 minute walk approximately of both Neasden and Dollis Hill (Jubilee Line) Tube Stations
- Gross internal floor area of 1,330 sq ft (124 sq m) approximately

PRICE:£825,000.....FREEHOLD

DOLLIS HILL LANE, LONDON, NW2 6JH (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Understairs cupboard. Double glazed door to street.

Lounge (front): 16'8" x 12'10" (5.07m x 3.91m). Double glazed bay window with shutter blinds. Feature fireplace with ornamental gas fire. Wood flooring

Dining Room (rear): 12'10" x 11'0" (3.92m x 3.36m). Wood flooring. Built-in cupboards. Double glazed doors to rear garden.

Kitchen/Diner: 18'0" x 14'6" (5.46m x 4.42m). Ceramic tiled flooring. Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Integrated dishwasher and washing machine. Built-in gas hob. Stainless steel extractor hood above hob and split level oven with microwave above. Cupboard with gas boiler. Single drainer sink unit with mixer tap. Space for fridge/freezer. Downlights to ceiling. Double glazed windows overlooking rear garden.

Shower Room/WC: Wide shower cubicle. Low level WC. Vanity wash hand basin with cupboard below. Built-in cupboard with megaflo hot water system. Roof window. Fully ceramic tiled walls and flooring.

TV Room/Granny Annexe/Study: 9'5" x 5'9" (2.88m x 1.74m). Wood flooring and double glazed window with shutter blinds to front.

First Floor:

Bedroom 1 (front): 16'6" x 12'9" (5.04m x 3.88m). Built-in wardrobes. Double glazed bay window with shutter blinds. Wood flooring.

Bedroom 2 (rear): 13'2" x 11'0" (4.02m x 3.35m). Built-in wardrobes. Double glazed window overlooking rear garden.

Bedroom 3 (rear): 13'2" x 8'0" (4.02m x 2.44m). Built-in wardrobes. Wood flooring. Double glazed window overlooking rear garden.

Shower Room/WC: 7'8" x 6'0" (2.33m x 1.84m). Double width shower cubicle. Low level WC. Wash hand basin with mixer tap and drawers below. Ceramic effect panelled walls. Ceramic tiled flooring. Window to front. Heated towel rail.

Landing: With built-in shelved cupboard. Hatch to loft space (not inspected). Double glazed window to side wall.

External features: Off street parking to front garden for approximately two vehicles. Rear garden having a southerly aspect with lawn, patio and storage building.

PRICE: £825,000 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 6JH (CONTINUED)



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LONDON NW2**



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1329.77 SQ. FT / 123.54 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".