

PADDOCK ROAD, DOLLIS HILL, LONDON, NW2 7DL



EPC Rating:

We are honoured to bring to the market this exceptional extended semi-detached house which has to be seen internally to be appreciated and is surely one of the finest houses in this street. Benefits include:-

- Gas central heating
 - Double glazed windows
 - Off street parking to front for approximately two vehicles
 - 6 metre ground floor rear extension providing a large family room/open plan kitchen/diner
 - Storage buildings to side and rear of property
 - Basement room providing a Cinema room/gym/office, etc.
 - Gross internal floor area of 2,112 sq ft (196 sq m) approximately.
 - Four bedrooms
 - Two bathrooms
 - Ground floor guest cloakroom
 - Chain free sale
 - Ready to move into condition
- Local bus services and shops can be found within a few yards at Crest Road with Brent Cross Shopping complex being approximately 2 miles and Brent Cross West Station (overground trains) being within a ten minute walk approximately

PRICE: £995,000.....FREEHOLD

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

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Built-in shelved shoe cupboard. Separate cloaks cupboard and additional understairs cupboard. Wood flooring.

Utility Room: 8'10" x 6'1" (2.68m x 1.86m). Sink unit. Built-in cupboards.

Guest Cloakroom: Low level WC and wash hand basin.

Lounge (front): 15'9 x 13'3 (4.81m x 4.05m). Wired for wall lights. Double glazed bay window. Downlights to ceiling. Wood flooring.

Reception Room 2: 14'1" x 11'8" (4.30m x 3.55m).

Extensive Family Area: 19'2" x 19'0" (5.84m x 5.80m). Wood flooring. Double glazed French doors to rear garden. Centre breakfast bar with inset gas hob and extractor hood above. Twin split level double ovens. Integrated fridge and dishwasher. Sink unit. Staircase to:

Basement: 16'8" x 15'1" (5.09m x 4.60m). Providing cinema room/gym/music room, etc.

First Floor:

Bedroom 1 (front): 13'9" x 12'4" (4.20m x 3.77m). Double glazed bay window.

Bedroom 2 (rear): 13'0" x 12'4" (3.93m x 3.77m). Built-in wardrobes. Double glazed window.

Bedroom 3 (front): 8'0" x 7'7" (2.41m x 2.30m). Built-in wardrobe. Double glazed window.

Bathroom/WC: 8'5" x 7'1" (2.56m x 2.16m). Panelled bath, wash hand basin, and low level WC. Shower cubicle. Tiling to floor and walls.

Second Floor (loft conversion):

Large Bedroom 4: 18'10" x 12'4" (5.74m x 3.75m). Double glazed dormer window overlooking rear garden. Built-in wardrobes to two walls. Double glazed Velux window to front. Door to:

Ensuite Shower Room/WC: 10'6" x 4'9" (3.21m x 1.44m). Shower cubicle, wash hand basin and WC. Tiling to floor and walls.

External Features: Off street parking to front garden for two vehicles. Shared drive to side of property for additional parking leading to store room with electricity supply. Rear garden some 50' in length with patio, lawn, storage building and covered seating area.

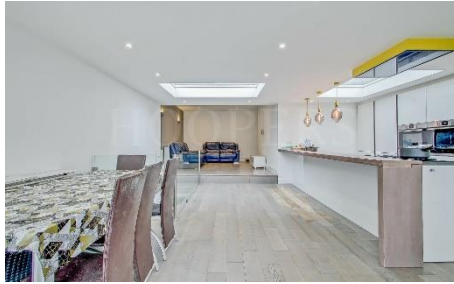
Council Tax: Band E.

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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.

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**PADDOCK ROAD
LONDON NW2**



--- RESTRICTED HEAD HEIGHT



APPROX. GROSS INTERNAL FLOOR AREA 2111.77 SQ. FT / 196.19 SQ. M
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE OUTBUILDING AND STORAGE 2332.00 SQ. FT / 216.65 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".