

## **PADDOCK ROAD, DOLLIS HILL, LONDON, NW2 7DL**



EPC Rating: D

We are delighted to be able to bring on the market for sale an extended semi-detached 3 bedroom, 3 reception larger type house for the street which must be viewed to be appreciated

The property offers flexible accommodation with options to open up or close off larger rooms for modern living. There is potential to extend at the rear, basement and loft (STPP). The house is very well presented and viewing is highly recommended.

The garage is approached via a wide shared driveway and the garden boasts mature fruit trees, greenhouse and large brick-built garden storeroom. The property is flooded with light during the day through large bay windows to the front, significantly large side windows on both floors and full height glass garden room/conservatory to the rear with elevated views.

Interior designer's plans indicating how to maximise the space using the existing footprint are available to peruse with the vendors during the property viewing.

- Gas central heating
- New double glazed windows and doors
- Ground floor rear extension
- Conservatory
- Ground floor guest cloakroom
- Gross internal floor area of 1,374 sq ft (128 sq m) approximately.
- Renewed roof
- The magnificent 80 acres of Gladstone Park is a short walk away and the newly opened Brent Cross West Station (Kings Cross in approx.. 15 minutes) is within 15 minutes walk
- Brent Cross Shopping Centre is a few minutes drive or bus ride away

**PRICE: .....Offers in the region of £700,000.....FREEHOLD**

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

The accommodation is arranged as follows:

**Ground Floor:**

**Storm Porch:** Leading to:

**Entrance Hall:** Understairs cupboard. Additional downstairs cloaks cupboard. Double glazed window to side wall. Glazed French doors opening to:

**Through Lounge:** 30'4 x 13'3 (9.24m x 4.03m). Double glazed bay window. Rear room with double glazed patio doors leading to:

**Extension:** 17'5" x 9'3" (5.30m x 2.81m). Wood flooring. Double glazed patio doors to:

**Conservatory:** Wood flooring. Double glazed door to garden.

**Guest Cloakroom:** With WC and wash hand basin.

**Kitchen:** 10'7" x 8'5" (3.22m x 2.56m). Stainless steel sink unit with mixer tap. Built-in gas hob with split level double oven. Ceramic tiled flooring and walls. Integrated fridge/freezer. Double glazed window to side wall.

**First Floor:**

**Bedroom 1 (front):** 17'6" x 12'7" (5.34m x 3.84m). Built-in wardrobes to two walls. Double glazed bay window.

**Bedroom 2 (rear):** 13'0" x 11'2" (3.96m x 3.40m). Built-in wardrobes. Double glazed window.

**Bedroom 3 (front):** 8'10" x 7'3" (2.68m x 2.20m). Built-in wardrobes. Double glazed window.

**Bathroom/WC:** 8'5" x 6'10" (2.57m x 2.08m). Panelled bath with mixer tap and Aqualisa shower above bath. Low level WC. Fully tiled walls. Double glazed window. Heated towel rail.

**Landing:** With hatch to loft space (not inspected). Cupboard with hot water tank. Double glazed window to side wall.

**External features:** Garage to rear of property approached via a wide shared drive-in (accessed from Paddock Road). Front and rear gardens, the rear garden having a patio, lawn area, mature fruit trees, greenhouse, storage outbuilding and mini basement with gas boiler.

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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.



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



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LONDON NW2**



APPROX. GROSS INTERNAL FLOOR AREA 1373.69 SQ. FT / 127.62 SQ. M

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