

## **RANDALL AVENUE, DOLLIS HILL, LONDON, NW2 7SX**



**EPC Rating: D**

We are privileged to bring to the market this extended semi-detached house originally built in the 1930's and having been extended to the ground floor rear and side to provide larger than average family accommodation. The property is located within a few hundred yards of the magnificent 80 acres of Gladstone Park with its many weekend events and recreational facilities. Benefits include:-

- 5 bedrooms to first floor
- 1 bathroom and 1 shower room to first floor
- Ground floor bedroom with ensuite wet room
- Ground floor rear extension providing TV room and spacious kitchen
- Through Lounge
- Off street parking to front for at least one vehicle
- Gas central heating
- Double glazed windows
- Potential to extend to the loft area (STPP)
- Rear garden some 108' in length and mainly lawn
- Gross internal floor area of 1,531 sq ft (142 sq m) approximately
- Local bus services and schools can be found within a few hundred yards at Crest Road
- The nearest Stations are Neasden or Dollis Hill (Jubilee Line)
- Brent Cross shopping complex is 2 to 3 miles radius approximately

**PRICE: .....£925,000.....FREEHOLD**

## **RANDALL AVENUE, LONDON, NW2 7SX (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor:**

**Entrance Hall:** Understairs cupboard.

**Through Lounge:** 27'7" x 12'3" (8.64m x 3.73m). Double glazed bay window to front room. Wood flooring. Feature fireplace. French doors from rear room to extension.

**TV Room:** 17'2" x 9'6" (5.24m x 2.86m). Wood flooring. Double glazed door to garden and double glazed window.

**Kitchen:** 15'1" x 9'8" (4.61m x 2.94m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Tiled flooring. Wall mounted gas boiler. Built-in electric hob with split level double oven. Double glazed window.

**Bedroom:** 11'9" x 7'5" (3.58m x 2.27m). Wood effect lino flooring. Double glazed window.

**Ensuite Wet Room/WC:** 10'5" x 4'11" (3.17m x 1.50m). Wash hand basin and low level WC. Fully tiled walls. Non-slip flooring. Open shower.

### **First Floor:**

**Bedroom 1 (front):** 16'7" x 11'0" (5.06m x 3.36m). Double glazed bay window. Built-in wardrobes. Wood flooring.

**Bedroom 2 (rear):** 12'6" x 10'1" (3.80m x 3.08m). Double glazed window. Wood flooring. Built-in wardrobe.

**Bedroom 3 (front):** 12'6" x 7'4" (3.82m x 2.23m). Double glazed window.

**Bedroom 4 (rear):** 9'8" x 8'0" (2.94m x 2.41m). Double glazed window. Wood flooring. Built-in wardrobe.

**Bedroom 5 (rear):** 9'8" x 7'0" (2.94m x 2.12m). Double glazed window.

**Bathroom:** 6'10" x 4'9" (2.09m x 1.44m). Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Heated towel rail. Downlights to ceiling. Tiled flooring and fully tiled walls.

**Separate WC:** Low level WC.

**Shower Room:** 6'2" x 3'9" (1.87m x 1.15m). Shower cubicle. Wash hand basin with mixer tap and cupboard below. Fully tiled walls and flooring. Heated towel rail.

**Landing:** Airing cupboard with hot water tank. Hatch to loft space (not inspected).

**External Features:** Off street parking to front for at least one vehicle. Rear garden measuring some 108' with two outbuildings.

**Council Tax:** Band E.

<b><u>PRICE:</u></b>	<b><u>£925,000</u></b>	<b><u>FREEHOLD</u></b>
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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.

**RANDALL AVENUE, LONDON, NW2 7SX (CONTINUED)**

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**RANDALL AVENUE  
LONDON NW2**



APPROX. GROSS INTERNAL FLOOR AREA 1531.27 SQ. FT / 142.26 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".