

SONIA GARDENS, DOLLIS HILL, NW10 1AH



EPC Rating: C

We are pleased to be able to offer for sale this larger style semi-detached four bedroom house benefiting from some 2,073 sq ft (193 sq m) (including garage and outbuilding).

The property has been extended to ground floor rear and side and offers spacious accommodation. Benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor rear extension providing large kitchen/diner
- TV room and Shower room/WC
- Integral garage approached via own drive-in with off street parking for several vehicles
- Four good sized bedrooms
- Gross internal floor area of 1,656 sq ft (156 sq m) approximately
- The property is located within a few yards of the magnificent 80 acres of Gladstone Park.
- Local bus services and shops are available within a few hundred yards at Neasden Shopping centre.
- Brent Cross Shopping complex is approximately 3 miles
- The nearest Stations are Neasden or Dollis Hill (Jubilee line)
- Large outbuilding

PRICE:£995,000.....FREEHOLD

SONIA GARDENS, DOLLIS HILL, NW10 1AH (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Lounge Hall: Understairs cupboard.

Through Lounge: 31'8" x 13'0" (9.89m x 3.95m). Double glazed bay window to front room. Wood flooring. Double glazed patio doors from rear room to:

Kitchen (extension): 18'3" x 10'0" (5.56m x 3.05m). Wood effect flooring. Double glazed French doors to garden. Fitted matching wall and base cabinets with work surfaces above and tiled surrounds. Built-in breakfast bar. Downlights to ceiling. Stainless steel sink unit. Double glazed window overlooking rear garden. Built-in electric hob with oven below and extractor hood above hob. Plumbed for dishwasher. Door to:

TV Room/Office: 15'11" x 12'5" (4.84m x 3.78m). Wood flooring. Built-in cupboard. Door to:

Shower Room/WC: Shower cubicle. Low level WC. Vanity wash hand basin. Fully tiled walls and flooring. Heated towel rail. Door from TV room to:

Conservatory Extension/Utility Area: 9'11" x 7'3" (3.02m x 2.21m). Wood flooring. Plumbing for washing machine. Wall mounted gas boiler. Double glazed French doors to garden.

First Floor:

Bedroom 1 (front): 16'7" x 12'0" (5.06m x 3.62m). Built-in wardrobes. Double glazed bay window.

Bedroom 2 (rear): 16'0" x 11'5" (4.87m x 3.47m). Wood flooring. Double glazed window.

Bedroom 3 (front): 14'6" x 8'9" (4.41m x 2.66m). Wood flooring. Large double glazed oriel window.

Bedroom 4 (rear): 10'9" x 7'10" (3.28m x 2.40m). Built-in cupboard. Laminate flooring. Double glazed window.

Bathroom/WC: 7'8" x 6'1" (2.34m x 1.86m). Panelled bath with mixer tap and shower above bath. Low level WC. Pedestal wash hand basin with mixer tap. Partly tiled walls and tiled flooring. Double glazed window.

Separate WC: Low level WC. Tiled flooring and part tiled walls. Window to side.

Landing: Hatch to loft space (not inspected). Built-in cupboard.

External Features: Integral garage approached via its own drive-in for additional parking for several vehicles (accessed from Sonia Gardens). Rear garden some 48 in length. Large outbuilding.

PRICE: £995,000 **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.

SONIA GARDENS, DOLLIS HILL, NW10 1AH (CONTINUED)

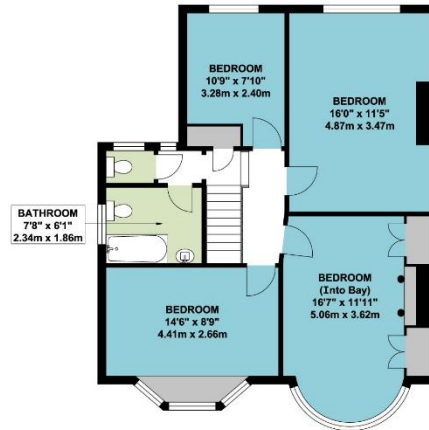


SONIA GARDENS, DOLLIS HILL, NW10 1AH (CONTINUED)

**SONIA GARDENS
LONDON NW10**



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1656.13 SQ. FT / 155.59 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE OUTBUILDING & THE GARAGE 2072.69 SQ. FT / 192.56 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".