

PADDOCK ROAD, DOLLIS HILL, LONDON, NW2 7DH



EPC Rating:

We are pleased to be able to bring to the market this spacious three bedroom semi-detached house which is one of the larger type houses for the street and which has been extended to the ground floor rear providing additional accommodation and the property is currently unmodernised and represents an ideal opportunity for a buyer to improve the property to taste.

Located in this popular residential road between Alder Grove and Brook Road the property benefits the following:-

- Double glazed windows
- Chain free sale
- South facing rear garden
- Garage
- Additional off street parking
- Ground floor rear extension
- The property is within a ¼ to ½ a mile maximum radius of the magnificent 80 acres of Gladstone Park
- Gross internal floor area of 1,283 sq ft (119 sq m) approximately.
- Local bus services and schools are available within a few hundred yards at Crest Road
- The nearest Stations are Dollis Hill, Neasden (Jubilee Line) or Cricklewood
- Brent Cross shopping complex is approximately 2 miles radius

PRICE: £699,000.....FREEHOLD

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

The accommodation is arranged as follows:

Ground Floor:**Entrance Hall:**

Lounge (front): 15'4 x 13'2 (4.67m x 4.03m).

Dining Room (rear): 14'1" x 11'3" (4.30m x 3.44m). Open plan with:-

Rear Extension: 18'5" x 8'9" (5.61m x 2.67m). French doors to garden and door to driveway.

Kitchen: 10'8" x 8'6" (3.25m x 2.60m).

First Floor:

Bedroom 1 (front): 13'9" x 12'8" (4.20m x 3.86m). Built-in wardrobes. Double glazed bay window.

Bedroom 2 (rear): 13'2" x 11'3" (4.02m x 3.44m). Double glazed window.

Bedroom 3 (front): 8'10" x 7'5" (2.70m x 2.27m). Double glazed window.

Bathroom/WC (currently not fitted): 8'6" x 6'7" (2.60m x 2.01m).

External features: Garage to rear of property approached via a wide shared drive-in (accessed from Crest Road) with additional off street parking to front garden. Rear garden measuring some 60' mainly lawn having a southerly aspect.

PRICE: £699,000 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.

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



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GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1282.62 SQ. FT / 119.16 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".