

RANDALL AVENUE, DOLLIS HILL, NW2 7SS



EPC Rating: F

We are pleased to be able to bring to the market for sale this semi detached 1930s built house, which is offered for sale chain free and is situated at the Dollis Hill Lane end of Randall Avenue, close to the junction with Vincent Gardens and is therefore within a few hundred yards of the magnificent 80 acres of Gladstone Park with its recreational facilities and community spirit.

The property is located within a 15 minute walk approximately of Neasden (Jubilee Line) tube station. Local bus services can be found within a few yards at Tanfield Avenue and Neasden Shopping Centre is within approximately half a mile. Benefits include:-

- 3 bedrooms
- Gas central heating (we understand the boiler is not operational)
- Double glazed windows
- Chain free sale
- Garage to rear of property approached via shared drive in (accessed from Randall Avenue)
- Rear garden some 72 ft in length
- Gross internal floor area of 1,142 sq ft (106 sq m) approximately

PRICE:Offers in excess of £650,000FREEHOLD

RANDALL AVENUE, DOLLIS HILL, NW2 7SS (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Lounge (front): 17'2" x 13'7" (5.22m x 4.14m). Double glazed bay window.

Dining Room (rear): 15'9" x 11'8" (4.80m x 3.56m). Double glazed patio doors to rear garden.

Kitchen: 10'1" x 7'11" (3.07m x 2.42m). Sink unit. Plumbed for washing machine. Double glazed door to garden. Fitted wall and base cabinets with worktops above.

First Floor:

Bedroom 1 (front): 17'8" x 11'11" (5.38m x 3.64m). Double glazed bay window. Built-in wardrobes.

Bedroom 2 (rear): 13'6" x 11'0" (4.11 x 3.36). Double glazed windows. Built-in wardrobes.

Bedroom 3 (front): 9'10" x 8'0" (3.00m x 2.43m). Double glazed window.

Bathroom: 8'9" x 5'4" (2.66m x 1.62m). Panelled bath. Pedestal wash hand basin. Fully tiled walls. Airing cupboard with hot water tank. Heated towel rail. Separate low level WC.

Landing: Double glazed window to side wall. Hatch to loft space (not inspected).

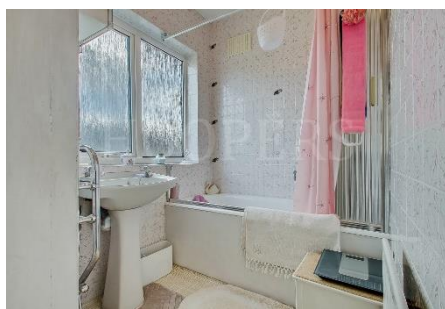
External Features: Garage to rear of property approached via shared drive-in (access from Randall Avenue). Front and rear gardens, the rear garden measuring some 72' in length.

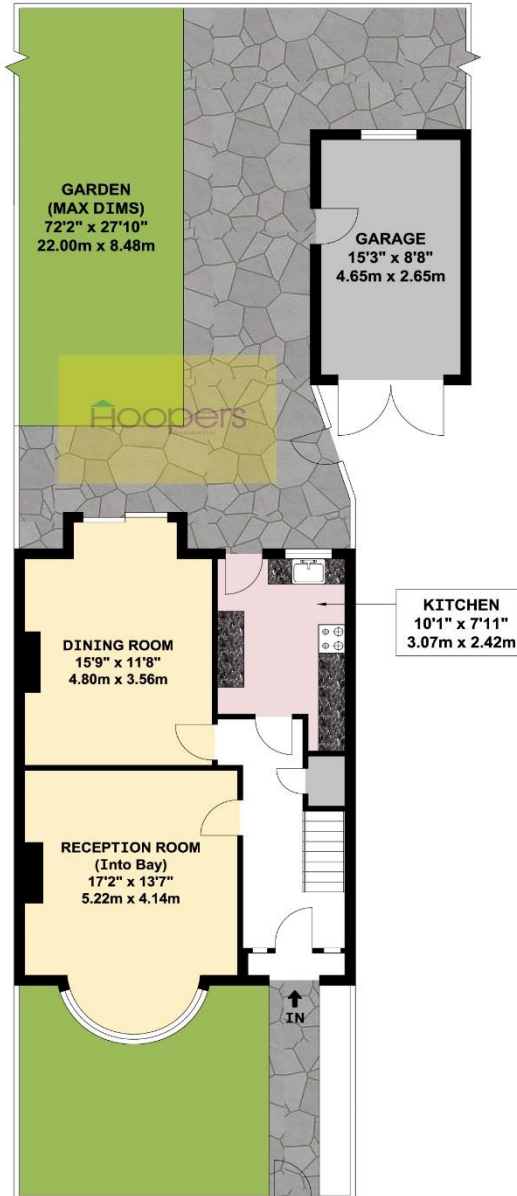
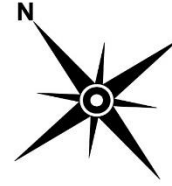
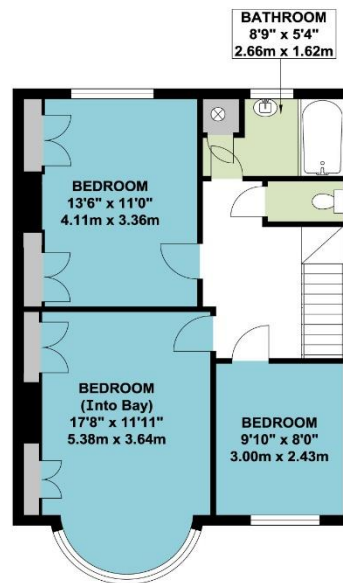
Council Tax: Band E.

PRICE: **Offers in excess of £650,000** **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.

RANDALL AVENUE, DOLLIS HILL, NW2 7SS (CONTINUED)

RANDALL AVENUE, DOLLIS HILL, NW2 7SS (CONTINUED)**RANDALL AVENUE
LONDON NW2****GROUND FLOOR****FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 1142.37 SQ. FT / 106.13 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".