

## **RANDALL AVENUE, LONDON, NW2 7SY**



EPC Rating: D

A well presented spacious four bedroom end of terrace house and located in this popular residential road off Tanfield Avenue. The property will provide excellent larger than average family accommodation or potentially could be used for investment purposes. Benefits include:

- Four bedrooms
- Two bathrooms
- Garage
- Spacious kitchen/diner
- Through lounge
- Gross internal floor area of 1,336 sq ft (124 sq m) approximately
- Gas central heating
- Double glazed windows
- Local shops and bus services can be found within half a mile approximately at Neasden shopping centre.
- The nearest station is Neasden (Jubilee Line)

**PRICE**

**£699,000**

**FREEHOLD**

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

The accommodation is arranged as follows:

### **Ground Floor:**

**Storm Porch:** Leading to:

**Entrance Hall:** Downlights to ceiling. Wood flooring. Understairs cupboard

**Through Lounge (front):** 25'9" x 11'10" (7.84m x 3.60m). Double glazed bay window to front room. Downlights to ceiling. Wood flooring. French doors from rear room to:

**'L' Shaped Kitchen/Diner:** 18'7" x 9'6" (5.66m x 2.90m) x 9'9" x 6'11" (2.97m x 2.12m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Built-in gas hob with extractor hood above hob and split level oven. Plumbing for washing machine and dishwasher. Wall mounted gas boiler. Downlights to ceiling. Double glazed patio doors to rear garden.

### **First Floor:**

**Bedroom 1 (front):** 13'4" x 10'10" (4.06m x 3.30m). Built-in wardrobes. Double glazed bay window.

**Bedroom 2 (rear):** 12'2" x 10'10" (3.70m x 3.30m). Built-in wardrobes. Double glazed window.

**Bedroom 3 (front):** 7'4" x 7'3" (2.23m x 2.20m). Double glazed window.

**Bathroom/WC:** 7'6" x 7'1" (2.28m x 2.15m). Panelled bath with mixer tap, shower attachment and shower screen. Fully ceramic tiled walls and flooring. Downlights to ceiling. Vanity wash hand basin. Heated towel rail. Low level WC. Double glazed window.

### **Second Floor (loft conversion):**

**Bedroom 4:** 17'0" x 14'9" (5.18m x 4.50m). With under eaves storage areas. Built-in wardrobes. Double glazed dormer window to rear. Downlights to ceiling. Velux windows to front. Door to:

**Bathroom/WC:** Panelled bath with mixer tap and shower attachment. Fully tiled walls and flooring. Downlights to ceiling. Vanity wash hand basin. Heated towel rail. Low level WC.

**External Features:** Garage 17'6" x 9'0" (5.34m x 2.75m) to rear of property approached via a shared driveway (accessed from Randall Avenue). Off street parking to front of property. Rear garden.

**Council Tax:** Band D.

<b><u>PRICE</u></b>	<b><u>£699,000</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.

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