

RANDALL AVENUE, LONDON, NW2 7RL



EPC Rating: D

A larger type three bedroom semi-detached house and located towards the Dollis Hill Lane end of this desirable residential street and benefitting from the following features:-

- Gas central heating
- Double glazed windows
- Garage to rear of property (approached via a shared drive-in)
- Guest cloakroom
- Gross internal floor area of 1,206 sq ft (112 sq m) approximately
- The property is located within a few yards of the magnificent 80 acres of Gladstone Park
- Brent Cross shopping complex is approximately 2 to 3 miles radius
- The nearest Stations are Neasden or Dollis Hill (Jubilee Line)

PRICE: £775,000.....FREEHOLD

RANDALL AVENUE, LONDON, NW2 7RL (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:**Entrance Hall:**

Guest WC: With WC and wash hand basin.

Lounge: 17'8" x 13'6" (5.40m x 4.13m). Double glazed bay window.

Dining Room (rear): 16'5" x 11'7" (5.00m x 3.52m). Double glazed patio doors to rear garden. Open plan with:

Kitchen: 7'9" x 7'9" (2.37m x 2.37m). Fitted with a range of built-in cupboards. Built-in gas hob with oven below. Stainless steel sink unit. Door to garden.

First Floor:

Bedroom 1 (front): 17'8" x 11'9" (5.38m x 3.58m). Double glazed bay window.

Bedroom 2 (rear): 13'8" x 11'1" (4.17m x 3.39m). Double glazed window.

Bedroom 3 (front): 9'7" x 8'0" (2.93m x 2.43m). Double glazed window.

Bathroom: 8'6" x 5'3" (2.59m x 1.59m). Panelled bath. Wash hand basin. Separate shower cubicle.

Separate WC: Low level WC. Wash hand basin.

External features: Front and rear gardens, the rear garden some 85 feet in length approximately. Garage to rear of property (approached via a shared drive-in). Garden shed.

PRICE: £775,000 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.

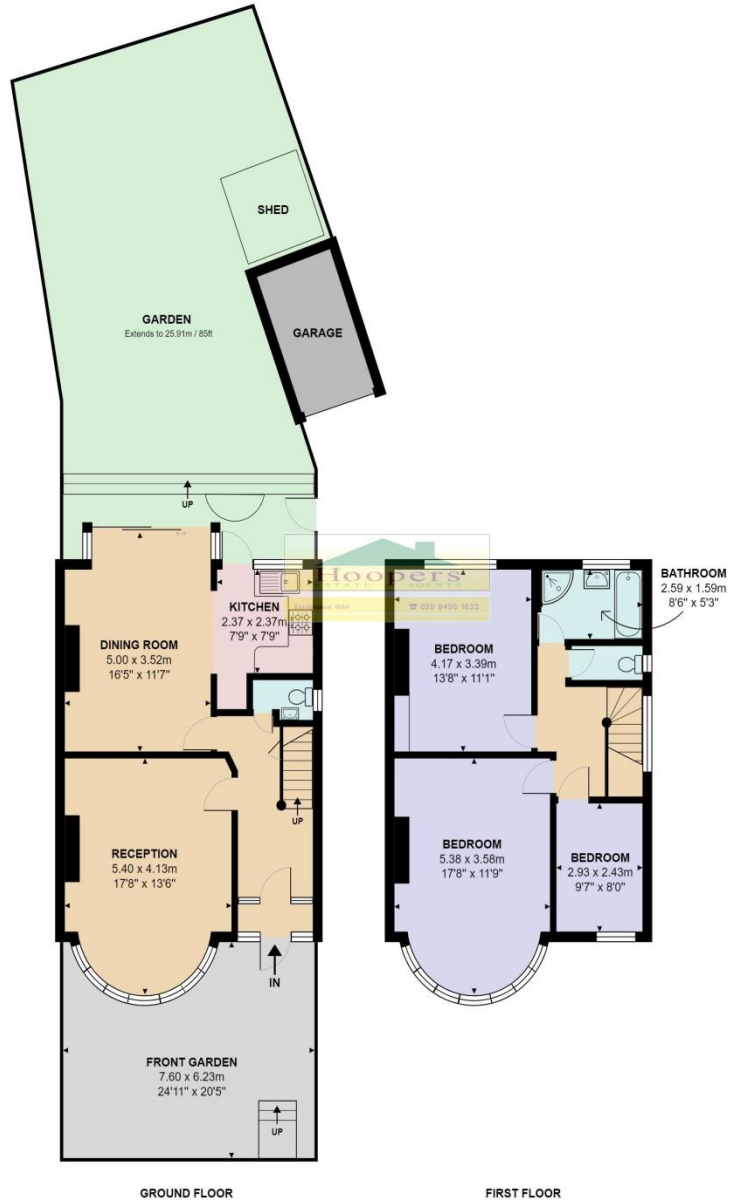
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Randall Avenue, London, NW2

APPROX. GROSS INTERNAL AREA: 112.0 m² ... 1206 ft² (excluding front garden, rear garden and garage)



All attempts have been made to ensure the accuracy of this floor plan.
 All measurements of doors, windows, opening directions, room measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for display purposes only and not to scale.
 The total floor area is not a guarantee, should be used as an approximation and not be used on the basis of valuation.