

RANDALL AVENUE, DOLLIS HILL, LONDON, NW2 7SS



EPC Rating: C

A spacious well presented semi-detached four bedroom house and located at the Dollis Hill Lane end of this desirable residential road close to the junction with Vincent Gardens.

The property has been extended into the loft space to provide an additional bedroom and en-suite shower room and the ground floor area has been extended at the rear to provide an additional ground floor shower room, large kitchen/breakfast room and conservatory.

Viewing of the property is highly recommended to appreciate the space on offer. Benefits include:-

- Gas central heating
- Double glazed windows
- Garage to rear of property (approached via a wide shared drive-in from Randall Avenue)
- Four bedrooms
- Local bus services can be found within a few yards at Tanfield Avenue with local shops being available within half a mile maximum radius at Neasden shopping centre
- 62' approximate rear garden
- Three bathrooms
- Extended spacious kitchen/diner
- Gross internal floor area of 1,751 sq ft (163 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:Offers in the region of £800,000.....FREEHOLD

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

The accommodation is arranged as follows:

Ground Floor:

Spacious Entrance Hall: Ceramic tiled flooring. Understairs cupboard. Additional boiler cupboard with storage facilities.

Shower Room/WC: Open shower. Low level WC with concealed cistern. Vanity wash hand basin with cupboards below. Downlights to ceiling. Ceramic tiling to floor and walls.

Lounge (front): 17'8" x 13'4" (5.40m x 4.1m). Double glazed bay window. Built-in shelving and cupboards to chimney breast recesses.

Rear Room: 13'5" x 11'6" (4.1m x 3.5m). Wood flooring. Open plan with:

Extended Kitchen/Diner: 19'3" x 13'10" (5.9m x 4.2m). Built-in gas hob with extractor hood above hob and split level double oven. A range of built-in eye level wall mounted cabinets with matching base cabinets with work surfaces above and tiled surrounds. Twin bowl stainless steel sink unit with mixer tap. Plumbing for washing machine. Ceramic tiled flooring. Door to garden and French doors to:

Conservatory: 10'8" x 8'7" (3.3m x 2.6m).

First Floor:

Bedroom 1 (front): 17'9" x 11'10" (5.4m x 3.6m). Double glazed bay window.

Bedroom 2 (rear): 13'6" x 11'1" (4.1m x 3.4m). Wood flooring. Double glazed window.

Bedroom 3 (front) (currently arranged as a kitchen): 9'9" x 7'10" (3.0m x 2.4m). Electric hob with oven below. Stainless steel sink unit with mixer tap. Fitted wall and base cabinets with work surfaces above. Double glazed window. Wood flooring.

Large Bathroom/WC: 8'7" x 8'1" (2.6m x 2.5m). Panelled bath with mixer tap and hand shower. Vanity wash hand basin with mixer tap and granite surround and cupboards below. Separate shower cubicle. Low level WC. Heated towel rail. Fully tiled walls and flooring. Hatch to loft space.

Second Floor (loft conversion):

Bedroom 4: 18'7" x 7'7" (5.7m x 2.3m). Wood flooring. Downlights. Double glazed dormer window to rear. Under eaves storage area. Built-in cupboard with hot water tank and storage facilities.

Ensuite Shower Room/WC: Shower cubicle. Vanity wash hand basin with mixer tap and drawers and cupboards below. Low level WC. Ceramic tiling to walls and tile effect flooring.

External features: Front and rear gardens. Garage to rear of property (approached via a wide drive-in from Randall Avenue) with electricity supply and up and over door. Additional workshop behind garage. Lawn area. Covered tiled patio. Greenhouse.

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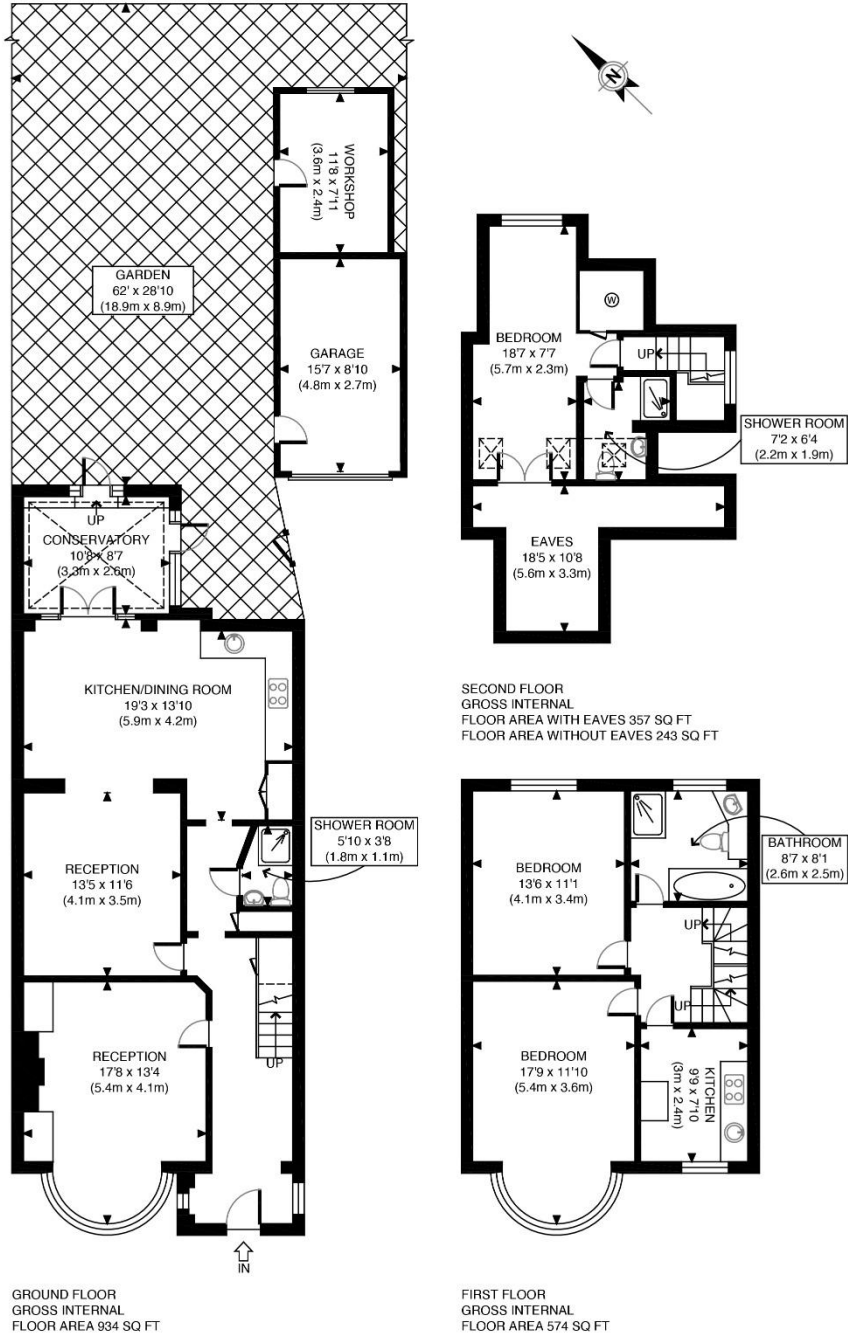
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

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



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APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE/WORKSHOP/EAVES 2098 SQ FT / 195 SQM	Randall Ave
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE/WORKSHOP/EAVES 1751 SQ FT / 163 SQM	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	
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