

## **OXGATE GARDENS, LONDON, NW2 6EA**



EPC Rating: D

We are privileged to bring to the market this spacious 1930's built semi-detached house and situated in this desirable residential road parallel to Dollis Hill Lane.

The property is in need to modernisation but this has been reflected in the price being sought for the house and this property is offered for sale chain free. Benefits include:-

- Gas central heating
- Double glazed windows
- Garage to rear of property approached via a gated shared drive-in (accessed from Oxgate Gardens)
- 95' rear garden approximately
- Generous room sizes
- Gross internal floor area of 1,174 sq ft (109 sq m) approximately
- Ground floor guest cloakroom
- The property is located within a few yards of local bus services at Coles Green Road
- Brent Cross shopping complex is approximately 2 miles
- The nearest Station is the recently opened Brent Cross West Station (with overground trains into Kings Cross in approximately 15 minutes) which is within a ten minute average walk.

**PRICE: ..... £725,000..... FREEHOLD**

**OXGATE GARDENS, LONDON, NW2 6EA (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring.

**Guest Cloakroom:** Low level WC and wash hand basin.

**Lounge (front):** 15'5" x 13'4" (4.70m x 4.06m). Double glazed bay window.

**Dining Room (rear):** 13'9" x 11'6" (4.20m x 3.50m). Double glazed door to rear garden.

**Kitchen:** 15'0" x 8'10" (4.57m x 2.68m). Gas boiler. Double glazed door to garden. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Built-in matching wall cupboards and base cabinets with work surfaces above. Wall mounted gas boiler.

**First Floor:**

**Bedroom 1 (front):** 15'10" x 13'0" (4.83m x 3.93m). Built-in wardrobes. Double glazed bay window.

**Bedroom 2 (rear):** 13'9" x 11'5" (4.20m x 3.47m). Built-in cupboard with hot water tank. Double glazed window.

**Bedroom 3 (rear):** 10'0" x 8'10" (3.05m x 2.70m). Double glazed window.

**Bathroom:** 7'3" x 6'0" (2.21m x 1.80m). Three piece suite of panelled bath, bidet and pedestal wash hand basin. Part tiled walls. Double glazed window.

**Separate WC:** Low level WC.

**Landing:** Hatch to loft space (not inspected). Window to side wall.

**External Features:** Front and rear gardens, the rear garden measuring 95' in length. Detached garage to rear of property with up and over door approached via a shared drive-in (with access from Oxgate Gardens).

**PRICE:** **£725,000** **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.

**OXGATE GARDENS, LONDON, NW2 6EA (CONTINUED)**



**OXGATE GARDENS, LONDON, NW2 6EA (CONTINUED)**

OXGATE GARDENS  
LONDON NW2



APPROX. GROSS INTERNAL FLOOR AREA 1174.12 SQ. FT / 109.08 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".