

HILLCREST GARDENS, LONDON, NW2 6HZ



EPC Rating: C

Words can hardly describe this magnificent refurbished and extended house. This property offers excellent accommodation for the larger family and the house is situated in a prestigious cul-de-sac just off Dollis Hill Lane almost opposite the tennis courts in Gladstone Park.

This property has been recently refurbished to a level not seen in most other properties and only an internal viewing will allow a potential buyer to appreciate the magnificence of this property which is offered for sale chain free.

Benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor guest cloakroom
- Magnificent family room to rear comprising original kitchen, rear reception room and extension providing a lovely open plan family area incorporating fitted kitchen with integrated appliances and bi-folding doors to rear garden.
- Separate lounge to front
- Gross internal floor area of 1,704 sq ft (158 sq m) approximately
- Four bedrooms
- Two bathrooms
- Garage converted into a room and ideal for use as a home office, etc.
- Chain free sale
- The property is located within a few yards of the magnificent 80 acres of Gladstone Park.
- Local bus services are within a few yards.
- The nearest stations are Dollis Hill or Neasden (Jubilee Line)
- Brent Cross West Station (overground trains) is scheduled to open in December 2022 and will have trains into London St Pancras within 15 minutes and the Station will be a within a 15 minute maximum walk approximately from the property

PRICE:Offers in excess of £1,100,000.....FREEHOLD

HILLCREST GARDENS, LONDON, NW2 6HZ (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Understairs cupboard.

Guest Cloakroom: With WC and wash hand basin. Fully ceramic tiled walls and floor.

Lounge (front): 17'2" x 12'2" (5.22m x 3.72m). Wood flooring. Double glazed bay window. Downlights to ceiling.

Family Room/Kitchen: 26'0" x 19'0" (7.92m x 5.79m). Fitted with a range of eye level wall mounted high gloss finish cabinets with matching base cabinets with stone worktops above and tiled surrounds. Integrated appliances including gas hob, split level double oven, fridge and freezer and dishwasher. Breakfast bar projection with storage cupboards below and stone worktop above with inset sink unit. Wood flooring. Bi-folding doors to rear garden. Downlights to ceiling.

First Floor:

Bedroom 2 (front): 17'7" x 11'4" (5.37m x 3.45m). Double glazed bay window.

Bedroom 3 (rear): 13'0" x 10'6" (3.95m x 3.19m). Double glazed window.

Bedroom 4 (rear): 9'6" x 8'0" (2.90m x 2.45m). Double glazed window.

Bathroom/WC: 7'7" x 7'3" (2.31m x 2.20m). Panelled bath with shower screen, hand shower and rain shower above bath. Low level WC with concealed cistern. Vanity wash hand basin with mixer tap. Fully ceramic tiled walls and flooring. Downlights to ceiling. Heated towel rail.

Additional Separate WC:

Second Floor (loft conversion):

Bedroom 1: 20'11" x 13'7" (6.38m x 4.15m). Large double glazed dormer window to rear. Under eaves storage cupboards to front.

Ensuite Shower Room/WC: Low level WC. Vanity wash hand basin with mixer tap. Walk-in shower. Heated towel rail. Fully ceramic tiled walls and flooring. Downlights to ceiling.

External Features: Front garden. Rear garden with raised patio level. Additional lawn with garden shed. Outbuilding (former garage) ideal as a home office and fitted with a heat/air conditioning unit. Side pedestrian access with off street parking to rear.

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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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--- RESTRICTED HEAD HEIGHT

