

**MIDWOOD CLOSE (OFF DOLLIS HILL LANE), LONDON, NW2 6YL**



EPC Rating: D

A beautifully presented two bedroom house located in this modern development off Dollis Hill Lane and ideally suited to a first time buyer.

The property is in “ready to move into” condition and viewing is highly recommended.

- Gas central heating
- Double glazed windows
- Re-fitted “Wren” kitchen
- Ground floor study/potential guest WC (currently used as an office)
- Spacious living room with French doors leading onto exclusive rear garden
- Two double bedrooms
- Gross internal floor area of 844 sq ft (78 sq m) approximately
- Shared free off-road parking
- The property is located within a few hundred yards of the lovely 80 acres of Gladstone Park with local bus services being available at Dollis Hill Lane
- The nearest Stations are Dollis Hill (Jubilee Line) or Brent Cross West (overground trains)
- Brent Cross shopping complex is approximately 3 miles radius

**PRICE: ..... £499,000.....FREEHOLD**

**MIDWOOD CLOSE (OFF DOLLIS HILL LANE), LONDON, NW2 6YL (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Built-in cloaks cupboard and understairs cupboard.

**Study:** 5'7" x 4'7" (1.70m x 1.40m). Or potential guest cloakroom.

**Lounge:** 16'9" x 15'4" (5.10m x 4.67m) Feature fireplace with inset feature fire. Double glazed French doors to rear garden. Wood flooring.

**Kitchen:** 11'5" x 10'10" (3.47m x 3.30m). Built-in eye level wall mounted cupboards with matching base cabinets with work surfaces above and tiled surrounds. Integrated dishwasher. Space for fridge/freezer and washing machine. Built-in induction hob with oven below and extractor hood above hob. Window to front. Composite sink unit.

**First Floor:**

**Bedroom 1:** 15'4" x 8'6" (4.67m x 2.59m). Double glazed window. Downlights to ceiling.

**Bedroom 2:** 13'4" x 7'10" (4.07m x 2.40m) Down lights to ceiling. Double glazed windows.

**Bathroom:** Panelled bath with rain shower overhead. Wash hand basin. Fully tiled walls and flooring.

**Separate WC:** Low level WC. Tiled flooring.

**External Features:** Rear garden with patio and lawn area. Garden shed with electricity supply. Pedestrian rear access.

**PRICE: £499,000 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.

**MIDWOOD CLOSE (OFF DOLLIS HILL LANE), LONDON, NW2 6YL (CONTINUED)**



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LONDON NW2**

**APPROX. GROSS INTERNAL FLOOR AREA 844.42 SQ. FT / 78.45 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".