

RANDALL AVENUE, DOLLIS HILL, LONDON, NW2 7RN



EPC Rating:

A rare opportunity to purchase one of the purpose built four bedroom semi-detached houses which has been extended to the ground floor to provide a larger than average family accommodation.

The property is situated in this desirable street just off Dollis Hill Lane and within a few yards of the magnificent 80 acres of Gladstone Park. Benefits include:-

- Gas central heating
- Double glazed windows
- Double width garage to rear of property (approached via a shared drive-in)
- 4 bedrooms to first floor
- Potential for loft extension (subject to any necessary local authority consent)
- Ground floor extended kitchen/diner and rear reception room
- Two bathrooms
- Chain free sale
- The nearest Stations are Neasden or Dollis Hill (Jubilee Line)
- Gross internal floor area of 1,565 sq ft (145 sq m) approximately
- Brent Cross shopping complex is approximately 2/3 miles radius

PRICE: £895,000.....FREEHOLD

RANDALL AVENUE, LONDON, NW2 7RN (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Understairs cupboard.

Lounge (front): 17'1" x 14'5" (5.20m x 4.40m). Double glazed bay window. Wood flooring. Feature fireplace with inset ornamental gas fire.

Extended Dining Room (rear): 23'4" x 12'6" (7.04m x 3.80m). Wood flooring. Wired for wall lights. Velux window to extension roof. Bi-folding doors to rear garden. Open plan with:-

Kitchen: 20'0" x 8'10" (6.10m x 2.70m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with granite worktops above and tiled surrounds. Integrated dishwasher, washing machine and microwave oven. Stainless steel extractor hood over cooking range (cooking range not included). Stainless steel sink unit. Slate effect Amtico flooring. Double glazed window to side wall.

Shower Room/WC: Fully ceramic tiled walls. Vanity wash hand basin with mixer tap and drawers below. Low level WC. Shower cubicle with rain shower above. Slate effect Amtico flooring.

First Floor:

Bedroom 1 (front): 17'5" x 13'2" (5.32m x 4.02m). Double glazed bay window. Built-in wardrobes to one wall. Wood flooring.

Bedroom 2 (rear): 13'8" x 12'6" (4.17m x 3.80m). Built-in wardrobes. Wood flooring. Double glazed window.

Bedroom 3 (rear): 10'6" x 8'4" (3.20m x 2.54m). Built-in wardrobes. Double glazed window. Wood flooring.

Bedroom 4 (front): 9'9" x 8'0" (2.97m x 2.44m). Wood flooring. Built-in wardrobes. Double glazed window.

Bathroom/WC: 9'7" x 6'5" (2.93m x 1.95m). Panelled bath with hand shower and shower screen. Vanity wash hand basin with mixer tap and cupboard below. Low level WC. Double glazed window. Fully ceramic tiled walls and flooring.

Landing: Hatch to loft space (not inspected). Stained glass window to side wall.

External features: Double width garage to rear of property approached via a shared drive-in (accessed from Randall Avenue). Rear garden some 66' in length with paved patio and lawn.

PRICE: £895,000 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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LONDON NW2**

APPROX. GROSS INTERNAL FLOOR AREA 1565.39 SQ. FT / 145.43 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".