

ST ANDREWS CLOSE, NEASDEN, LONDON, NW2 6RD



EPC Rating: D

A fabulous detached well presented four bedroom family house and situated in this idyllic residential cul-de-sac off Dollis Hill Avenue within a few minutes walk of the lovely 80 acres of Gladstone Park.

Only an internal viewing of the property will allow a potential buyer to appreciate the finer points of the property and the “ready to move into” condition

- Gas central heating
- Double glazed windows
- Four bedrooms (with one en-suite bathroom)
- Integral garage (currently used as a utility room) accessed via a carriage drive providing off street parking
- Brent Cross shopping complex is within 2 miles radius approximately
- Gross internal floor area of 1,544 sq ft (144 sq m) approximately
- Alarm system
- Two bathrooms (one en-suite)
- Extended spacious kitchen/diner
- The nearest stations are Dollis Hill or Neasden (Jubilee Line) or Cricklewood (main line station)
- The new Brent Cross West Station (opening in 2023) with trains into London in 15 minutes is a maximum of 10-15 minutes walk

PRICE:£1,075,000.....FREEHOLD

ST ANDREWS CLOSE, NEASDEN, LONDON, NW2 6RD (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Under stairs cupboard.

Lounge (front): 14'3" x 13'7" (4.35m x 4.14m). Wood flooring. Double glazed bay window. Feature fireplace.

Dining Room (rear): 13'2" x 10'10" (4.02m x 3.30m). Wood flooring. Double glazed patio doors to rear garden.

Kitchen/Diner: 19'4" x 12'1" (5.90m x 3.68m). Ceramic tiled flooring. Double glazed window and double glazed door to rear garden. Built-in eye level wall mounted cabinets and matching base cabinets with work surfaces above. Downlights to ceiling. Built-in microwave oven. Integrated dishwasher. Sink unit with mixer tap. Stone worktops. Cupboard with gas boiler. Door to:

Garage (currently used as Utility Room): 14'9" x 9'7" (4.49m x 2.92m). Tiled flooring. Built-in cupboards. Folding doors to driveway. Plumbing for washing machine and space for dryer.

First Floor:

Bedroom 1 (front): 14'6" x 11'5" (4.43m x 3.48m). Built-in wardrobes to two walls. Double glazed bay window. Door to:

En-suite Shower Room/WC: Shower cubicle. Low level WC. Vanity wash hand basin with mixer tap. Fully ceramic tiled walls. Heated towel rail.

Bedroom 2 (rear): 13'2" x 8'10" (4.01m x 2.68m). Built-in wardrobes. Double glazed window.

Bedroom 3 (rear): 13'5" x 9'7" (4.09m x 2.93m). Built-in wardrobes. Double glazed window.

Bedroom 4 (rear): 9'0" x 8'11" (2.74m x 2.72m). Double glazed window and built-in cupboard with hot water tank.

Family Bathroom/WC: 8'3" x 6'1" (2.51m x 1.86m). Panelled bath with shower above and shower screen and mixer tap. Low level WC with concealed cistern. Wash hand basin with mixer tap. Ceramic tiling to floor and walls. Heated towel rail. Double glazed window. Bidet with mixer tap. Downlights to ceiling.

Landing: With built-in drawers.

External features: Carriage driveway providing off street parking for several vehicles. Rear garden with patio, lawn and shrub borders. Integral garage.

PRICE: **£1,075,000** **FREEHOLD**

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

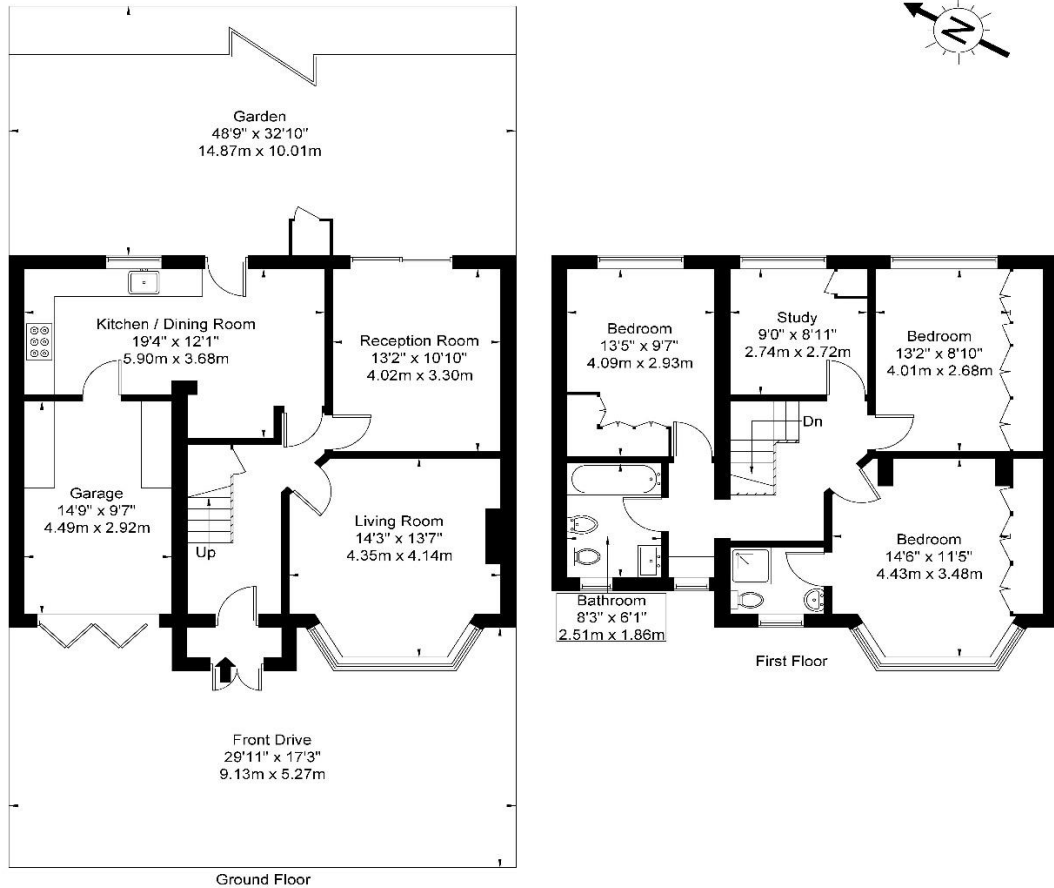
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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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Approx. Gross Internal Area = 143.5 sq m / 1544 sq ft



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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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