

SONIA GARDENS, DOLLIS HILL, NW10 1AG



EPC Rating: E

We are delighted to be able to bring to the market this fabulous, extended four bedroom semi-detached house. The well presented dwelling is situated in this popular residential street off Parkview Road parallel to Lennox Gardens and Clifford Way and within a few hundred yards of local bus services and shops at Neasden. Dollis Hill and Neasden underground Stations are within walking distance.

This property has many benefits including:-

- Double glazed windows
- Gas central heating
- Attached garage to side of property approached via own drive-in for additional parking
- South facing rear garden some 115' in length
- Alarm system
- Loft conversion providing principal bedroom and ensuite shower room/WC
- Gross internal floor area (including garage) of 1,601 sq ft (149 sq m) approximately

PRICE:Offers in the region of £800,000.....FREEHOLD

SONIA GARDENS, DOLLIS HILL, NW10 1AG (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Entrance Hall: Two understairs storage cupboards, one being a cloaks cupboard.

Through Lounge: 31'2" x 12'5" (9.5m x 3.8m). Double glazed bay window to front room. Double glazed patio doors from rear room to garden.

Kitchen: 13'4" x 8'0" (4.1m x 2.4m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Stainless steel sink unit with mixer tap. Built-in ceramic hob with oven below and extractor hood above hob. Integrated dishwasher and fridge/freezer. Double glazed window overlooking rear garden and door to garden.

First Floor:

Bedroom 2 (front): 16'2" x 12'2" (4.9m x 3.7m). Built-in wardrobes. Double glazed bay window.

Bedroom 3 (rear): 14'2" x 10'9" (4.3m x 3.3m). Built-in wardrobes. Double glazed window.

Bedroom 4 (rear): 10'7" x 7'11" (3.2m x 2.4m). Built-in wardrobes. Double glazed window.

Bathroom: 8'10" x 6'6" (2.7m x 2.0m). Panelled bath with rain shower above with mixer tap and hand shower/shower screen. Wash hand basin with mixer tap and drawers below. Fully tiled walls and flooring. Double glazed oriel window. Heated towel rail.

Separate WC: Low level WC. Fully tiled walls and flooring.

Landing: With window to side wall. Built-in storage cupboard.

Second Floor (loft conversion):

Bedroom 1: 18'4" x 18'0" (5.60m x 5.50m). Under eaves storage cupboards. Built-in wardrobes. Double glazed dormer window to rear and Velux windows to front roof slope. Door to:

En-suite Shower Room/WC: Shower cubicle, wash hand basin and low level WC. Heated towel rail. Fully tiled walls and flooring.

External Features: Garage attached to side of property (approached via its own drive-in) for additional parking. South facing rear garden some 115' in length approximately mainly patio and lawn.

Council Tax: Band E.

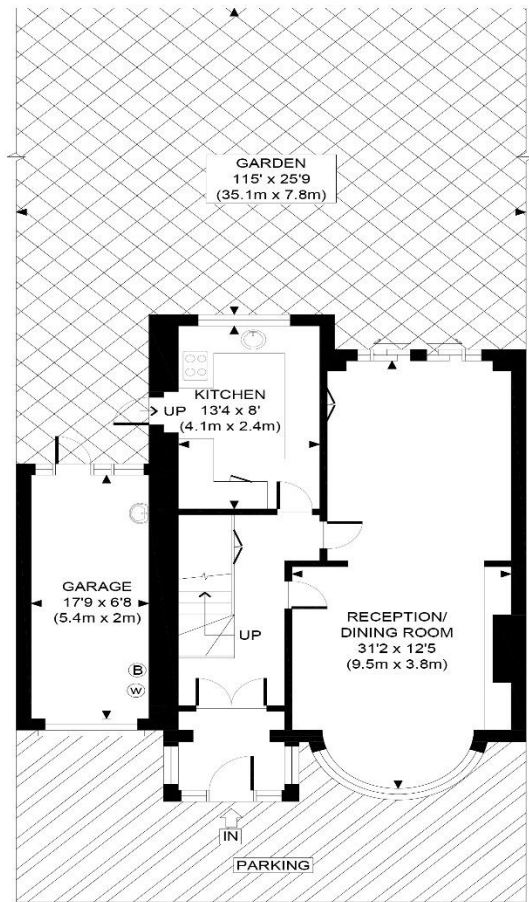
PRICE: Offers in the region of £800,000 FREEHOLD

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

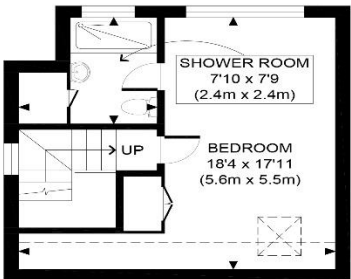
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

SONIA GARDENS, DOLLIS HILL, NW10 1AG (CONTINUED)

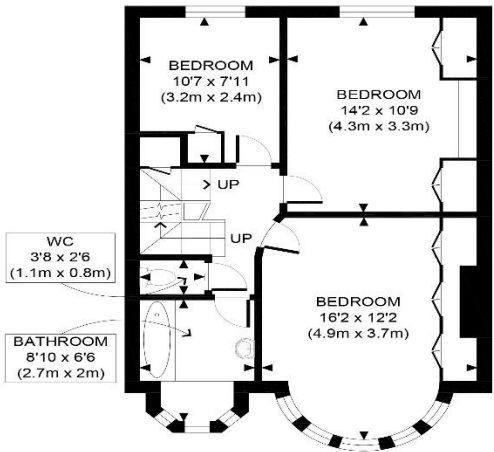
SONIA GARDENS, DOLLIS HILL, NW10 1AG (CONTINUED)



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA WITH GARAGE 739 SQ FT
FLOOR AREA WITHOUT GARAGE 606 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 317 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 545 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1601 SQ FT / 149 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1468 SQ FT / 136 SQM
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation

Sonia Gdns
date 08/05/25
photoplan