

HILL CLOSE (OFF DOLLIS HILL AVENUE), LONDON NW2 6RE



EPC Rating: D

An amazing “must see” detached house spanning some 2,000 sq ft. The property has been extended and refurbished to a high standard and viewing is highly recommended to appreciate the quality of the fittings and the care and attention that has gone into producing this amazing house.

Located in a residential cul-de-sac off Dollis Hill Avenue, this property is situated within a few yards of Gladstone Park and local bus services and schools with the nearest stations being Dollis Hill or Neasden (Jubilee Line)

- Five Bedrooms (three en-suite)
- Four bathrooms
- Open plan living area intercommunicating with Kitchen/Diner
- Utility Room
- Plantation blinds to most rooms
- Built-in wardrobes to bedrooms
- Alarm system
- Gas central heating
- Double glazed windows
- Off street parking for two cars
- Landscaped rear garden with patio and lawn

PRICE:£1,500,000.....FREEHOLD

HILL CLOSE, (OFF DOLLIS HILL AVENUE), LONDON, NW2 6RE (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Three built-in storage cupboards. Ceramic tiled flooring. Recessed stair lighting. Doors to:

Through Lounge: 28'5" x 13'9" (8.65m x 4.18m). Ceramic tiled flooring. Double glazed bay window to front room with plantation blinds. Feature fireplace to rear room. Velux windows to rear. Recessed pelmet lighting and integrated ceiling speakers.

Kitchen/Diner: 28'11" x 16'1" (8.82m x 4.90m). A range of built-in eye level wall mounted cabinets and matching base cabinets with work surfaces above and quartz worktops with tiled surrounds. One and a half bowl sink unit. Integrated dishwasher. Built-in ceramic hob with extractor hood above and split level double oven. Integrated full height fridge. Plinth lighting. Centre island unit forming a breakfast bar with storage cupboards below. Double glazed French doors to rear garden.

Utility Room: 9'8" x 8'2" (2.95m x 2.48m). Ceramic tiled flooring. One and a half bowl sink unit. Built-in cupboard with gas boiler and Megaflo. Plumbing for washing machine and space for dryer. Integrated freezer.

Ground Floor Bathroom: With Jacuzzi panelled bath with centre mixer tap. Separate shower cubicle. Low level WC. Vanity wash hand basin with mixer tap and cupboard below. Heated towel rail. Fully ceramic tiled walls. Downlights to ceiling. Ceramic tiled flooring. Double glazed window with plantation blinds.

First Floor:

Bedroom 1 (front): 14'8" x 14'5" (4.47m x 4.38m). Built-in mirror fronted wardrobes. Double glazed bay window with plantation blinds. Wood flooring.

En-suite Bathroom: With ceramic tiled flooring and walls. Shelved illuminated area for towel storage, etc. Heated towel rail. Low level WC. Walk-in shower cubicle. Vanity wash hand basin with mixer tap with drawer below. Downlights to ceiling. Double glazed window with plantation blind.

Bedroom 2 (rear): 13'5" x 11'3" (4.10m x 3.42m). Built-in wardrobes. Double glazed window with plantation blinds. Wood flooring. Downlights to ceiling.

Bedroom 3 (rear): 9'0" x 9'0" (2.75m x 2.74m). Built-in wardrobes. Double glazed window with plantation blind.

Bedroom 4 (rear): 8'11" x 8'1" (2.71m x 2.46m). Built-in wardrobe. Double glazed window with plantation blind. Downlights to ceiling. Wood flooring.

Family Bathroom/WC: Jacuzzi bath. Low level WC. Shower cubicle. Vanity wash hand basin with mixer tap. Heated towel rail. Ceramic tiling to floor and walls. Double glazed window to front. Hand wash basin with vanity unit.

Second Floor (loft conversion):

Large under eaves storage area.

Bedroom 5: 15'0" x 14'8" (4.58m x 4.48m). With walk-in wardrobe and:

Shower Room/WC: With open shower. Low level WC. Wash hand basin with mixer tap. Tiling to floor and walls. Double glazed window.

External Features: Off street parking to front garden. The rear garden has a paved patio, lawn area and shrub borders. Garden shed. Two pedestrian side entrances.

PRICE:

£1,500,000

FREEHOLD

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

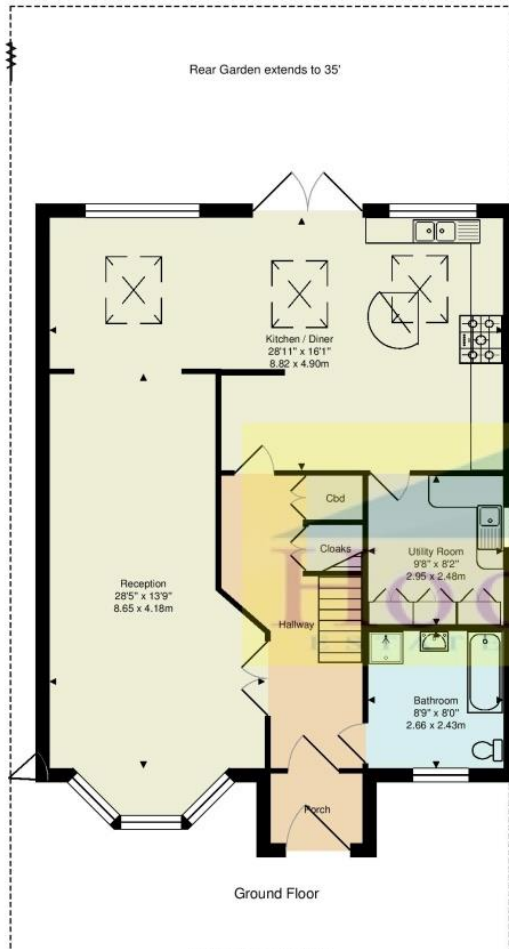
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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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Hill Close NW2



Ground Floor

OFF STREET PARKING



Second Floor



First Floor

Approx. Gross Internal Area: 1997 ft² ... 185.5 m² (Excluding Eaves Storage)

All measurements and areas are approximate only. Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact. (c) Peninsula Surveys Ltd