

RANDALL AVENUE, LONDON, NW2 7RN



EPC Rating: D

NB: Seller will be pay £15,000 towards Stamp Duty for any offers of over £750,000

We are delighted to bring to the market this recently refurbished extended semi-detached spacious family house originally constructed in the 1930's and located at the Dollis Hill Lane end of Randall Avenue and therefore being one of the larger houses for the street.

The nearest Stations are Dollis Hill or Neasden (Jubilee Line) and the magnificent 80 acres of Gladstone Park are within a few yards. Local bus services and schools can be found at Dollis Hill Lane or Tanfield Avenue within a few hundred yards. Benefits include:-

- Gas central heating
- Double glazed windows
- Double length garage measuring some 32'2" x 9'10" (9.82m x 3.00 m).
- Off street parking to front of property for one vehicle
- Gross internal floor area of 1,292 sq ft (120 sq m) approximately
- Two recently refitted bathrooms
- Refitted kitchen

PRICE

Offers in excess of £750,000

FREEHOLD

RANDALL AVENUE, LONDON, NW2 7RN (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Spacious Entrance Hall: Wood laminate flooring. Understairs cupboard

Dining Room/Bedroom 4 (front): 13'11" x 12'3" (4.23m x 3.74m). Double glazed bay window.

Lounge (rear): 21'0" x 11'2" (6.40m x 3.40m). Double glazed French door to rear garden.
Arch to:-

Kitchen: 13'0" x 8'10" (3.97m x 2.70m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Built-in gas hob with oven below and extractor hood above hob. Plumbing for dishwasher and washing machine. Double glazed door to garden.

Shower Room/WC: 6'8" x 8'0" (2.03m x 2.46m). Low level WC, wash hand basin and walk-in shower.

First Floor:

Bedroom 1 (front): 17'5" x 11'7" (5.32m x 3.52m). Built-in wardrobes to one wall. Double glazed bay window.

Bedroom 2 (rear): 13'7" x 11'1" (4.14m x 3.37m). Built-in wardrobes to one wall. Double glazed bay window.

Bedroom 3 (front): 9'9" x 8'0" (2.97m x 2.44m). Double glazed window.

Bathroom: 5'6" x 8'9" (1.70m x 2.67m). Recently refitted with panelled bath pedestal wash hand basin and low level WC. Built-in cupboard housing hot water tank. Separate low level WC.

Landing: With hatch to loft space and large window to side wall.

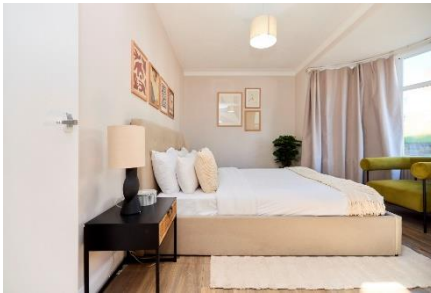
External Features: Off street parking to front garden. Shared drive to side of property leading to double length garage to rear of property. Two tier rear garden comprising of a raised patio with steps to lawn area.

Council Tax: Band E.

<u>PRICE</u>	<u>Offers in excess of £750,000</u>	<u>FREEHOLD</u>
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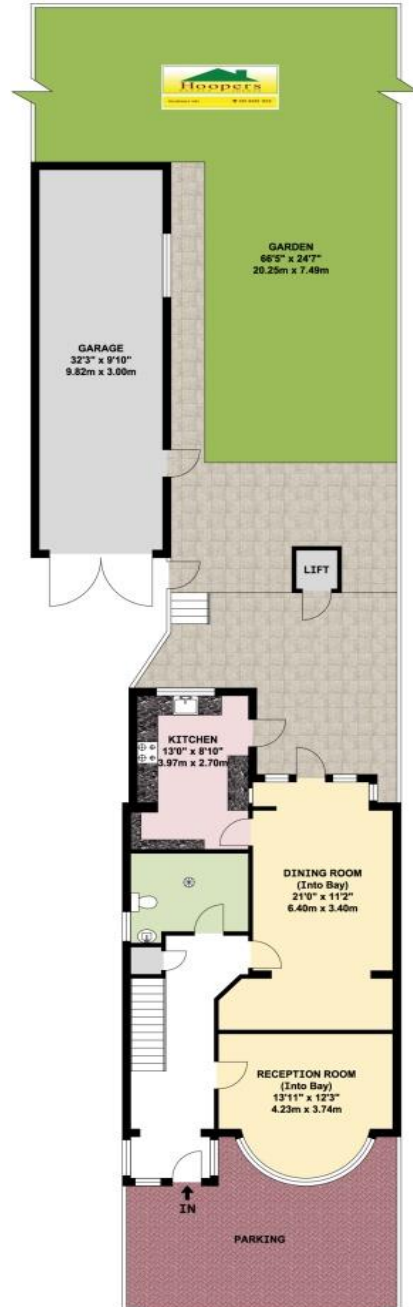
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

RANDALL AVENUE, LONDON, NW2 7RN (CONTINUED)

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GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1291.66 SQ. FT / 120.00 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".