

OXGATE GARDENS, DOLLIS HILL, NW2 6EB



EPC Rating: D

We are privileged to bring to the market this unique detached corner house offering larger than average family accommodation for the area and this property must be viewed internally to appreciate the space on offer and the unique nature of this property. We were lucky a few years ago to have the opportunity to sell this property to the current owners who have lovingly maintained and improved the property and we are fortunate enough to have the opportunity of marketing the house again. Benefits include:-

- Three large bedrooms with the principal bedroom having an ensuite shower room/WC and all bedrooms having fitted wardrobes
- Two spacious living rooms
- Large recently appointed kitchen/diner
- Ground floor guest cloakroom
- Conservatory
- Gross internal floor area (including garage) of 1,897 sq ft (176 sq m) approximately
- Wrap around gardens
- Lounge Hall
- Chain free sale
- Potential to extend the property including loft conversion (STPP)
- South facing rear garden
- Double width detached garage (accessed from Coles Green Road) with electric up and over door
- The property is situated within a ten minute walk of the recently opened Brent Cross West Station (with mainline trains into London in approximately 15 minutes)
- Local shops and bus services are within a few yards with Brent Cross shopping complex being approximately 2 miles radius
- The magnificent 80 acres of the wonderful Gladstone Park are within a few hundred yards

PRICE: £1,075,000..... FREEHOLD

OXGATE GARDENS, LONDON, NW2 6EB (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Spacious Entrance Hall: Understairs storage cupboard. Wood flooring.

Guest Cloakroom: Low level WC and wash hand basin. (this area could easily be expanded into the hallway to create a formal shower room or bathroom.

Lounge (front): 16'9" x 13'6" (5.11m x 4.12m). Double glazed bay window. Feature fireplace. Wood flooring.

Dining Room (rear): 16'3" x 11'6" (4.95m x 3.50m). Side aspect window. Wood flooring. Double glazed French doors to:

Conservatory: 10'0" x 6'2" (3.01m x 1.89m). Ideal as an office or den. Double glazed French doors to rear garden.

Kitchen/Diner: 17'7" x 10'0" (5.36m x 3.06m). Recently appointed with a range of built-in wall cupboards and matching base cabinets with work surfaces above and work surface lighting. Built-in gas hob with extractor hood above and split level oven. Plumbing for washing machine, dishwasher and space for dryer and fridge/freezer. Downlights to ceiling. Sink unit. Tiled flooring. Cupboard with gas boiler. Double glazed door to conservatory.

First Floor:

Bedroom 1 (front): 17'2" x 13'6" (5.24m x 4.12m). Feature fireplace. Wood flooring. Built-in wardrobes. Double glazed bay window.

Ensuite Shower Room/WC: Corner shower cubicle. Low level WC. Vanity wash hand basin with mixer tap. Fully tiled walls. Downlights to ceiling.

Bedroom 2 (rear): 13'3" x 12'0" (4.03m x 3.62m). Built-in wardrobes. Double glazed window.

Bedroom 3 (middle): 11'9" x 9'3" (3.58m x 2.82m). Built-in wardrobes. Double glazed window. Wood flooring.

Spacious Bathroom/WC: 8'9" x 8'2" (2.67m x 2.50m). With panelled bath. Separate shower cubicle. Low level WC. Vanity wash hand basin with drawers and cupboards below. Cupboard with hot water tank. Heated towel rail. Downlights to ceiling. Fully tiled walls.

Additional Separate WC: Low level WC.

Landing: Hatch to loft space (not inspected). Double glazed side aspect window.

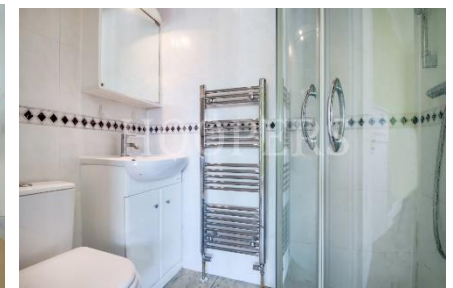
External Features: Wrap around front, side and rear gardens partly paved and part lawn. Storage outbuilding. Detached garage 20'3" x 16'6" (6.08m x 5.04m) (approached via its own drive-in from Coles Green Road) with electric up and over door and personal door to rear garden.

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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.

OXGATE GARDENS, LONDON, NW2 6EB (CONTINUED)

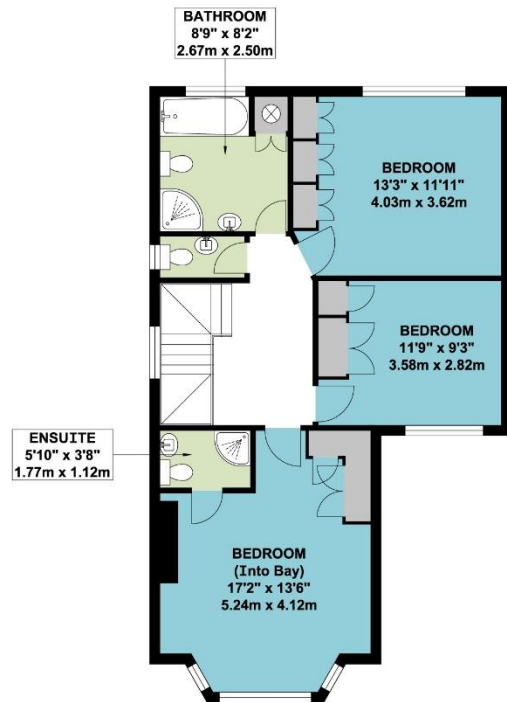


OXGATE GARDENS, LONDON, NW2 6EB (CONTINUED)

**OXGATE GARDENS
LONDON NW2**



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1562.27 SQ. FT / 145.14 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1897.46 SQ. FT / 176.28 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".