

## **DOLLIS HILL AVENUE, LONDON, NW2 6RB**



EPC Rating: C

We are delighted to bring to the market for sale this beautifully presented 5 bedroom semi-detached house which is situated at the Gladstone Park end of Dollis Hill Avenue and should be viewed internally to appreciate the size of the property and the features on offer. Benefits include:

- Gas central heating
- Double glazed windows
- Off street parking with electric gate to driveway for additional security
- CCTV camera installation
- Burglar alarm
- Loft conversion providing two additional bedrooms and bathroom
- Ground floor rear extension providing spacious kitchen/diner
- Ground floor utility room and guest cloakroom
- Chain free sale
- Gross internal floor area of 1,597 sq ft (148 sq m) approximately
- Pedestrian side entrance
- Underfloor heating to bathrooms and utility room
- The property is located within a few yards of the magnificent 80 acres of Gladstone Park
- Local bus services are available within a few yards at Dollis Hill Lane
- Brent Cross West Station with trains into Kings Cross in approximately 15 minutes is within 15 minutes walk approximately
- Dollis Hill Station (Jubilee Line) can be reached in a similar time
- Brent Cross shopping complex is approximately 2 miles radius

**PRICE: ..... £875,000.....FREEHOLD**

**DOLLIS HILL AVENUE, LONDON, NW2 6RB (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Spacious Entrance Hall:** Understairs cupboard. Window to side wall.

**Lounge (front):** 14'2" x 13'9" (4.32m x 4.18m). Feature face brick fireplace. Wood flooring. Double glazed bay window.

**Dining Room (rear):** 13'5" x 10'11" (4.10m x 3.32m). Feature fireplace. Wood flooring. French doors to:

**Spacious Kitchen/Diner:** 19'3" x 8'4" (5.86m x 2.54m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Cooking range with extractor hood above. Stainless steel sink unit with mixer tap. Double glazed window overlooking rear garden and double glazed French doors to garden.

**Utility Room:** 8'7" x 5'8" (2.62m x 1.72m). With door to side entrance. Plumbed for washing machine and space for dryer. Megaflo water tank. Wall mounted gas boiler. Underfloor heating.

**Guest Cloakroom:** Low level WC. Vanity wash hand basin. Tiled flooring. Double glazed window.

**First Floor:**

**Bedroom 1 (front):** 14'6" x 13'9" (4.42m x 4.18m). Double glazed bay window. Wood flooring. Tiled fireplace.

**Bedroom 2 (rear):** 13'6" x 11'0" (4.10m x 3.32m). Double glazed window. Built-in cupboard. Feature fireplace.

**Bedroom 3 (rear):** 9'0" x 8'10" (2.74m x 2.70m). Wood flooring. Double glazed window.

**Bathroom/WC:** 7'9" x 6'2" (2.36m x 1.88m). Low level WC. Panelled bath with mixer tap and shower above bath. Vanity wash hand basin. Double aspect double glazed windows. Ceramic tiled floor and part tiled walls. Underfloor heating.

**Second Floor (loft conversion):**

**Bedroom 4 (rear):** 13'4" x 9'5" (4.07m x 2.87m). Double glazed dormer window.

**Bedroom 5 (front):** 15'4" x 9'9" (4.68m x 2.96m). Velux windows. Under eaves storage cupboards.

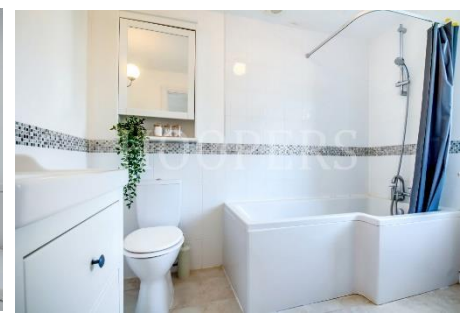
**Bathroom/WC:** Panelled bath with mixer tap and hand shower above bath. Vanity wash hand basin with mixer tap. Low level WC. Heated towel rail. Ceramic tiled floor and walls. Underfloor heating.

**External Features:** Off street parking to front garden via electric gate from street. Side pedestrian access. Rear garden with patio and steps up to lawn area and garden shed with double glazed windows.

**PRICE: £875,000 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.

**DOLLIS HILL AVENUE, LONDON, NW2 6RB (CONTINUED)**



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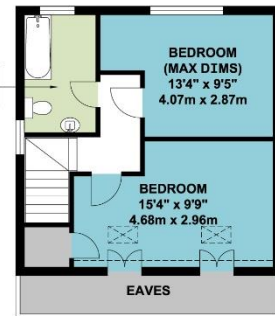
**DOLLIS HILL AVENUE  
LONDON NW2**



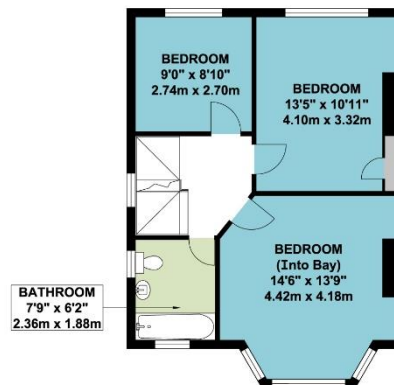
--- RESTRICTED HEAD HEIGHT



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1596.50 SQ. FT / 148.32 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".