

DOLLIS HILL LANE, LONDON, NW2 6JG



EPC Rating: F

We are pleased to be able to offer for sale as sole agents this extended semi-detached house which is situated in a desirable residential road and this particular property is situated between Neasden roundabout and Parkview Road and is therefore within close proximity of Neasden (Jubilee Line) Tube Station and the magnificent 80 acres of Gladstone Park. Benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor rear extension
- Two bathrooms
- Three WC's
- Shared drive to side of property
- Very large ground floor accommodation
- Loft room
- The nearest shops are within a few hundred yards at Neasden
- Gross internal floor area of 1,637 sq ft (152 sq m) approximately

PRICE:£799,000.....FREEHOLD

DOLLIS HILL LANE, LONDON, NW2 6JG (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Spacious Entrance Hall: Double doors to street.

Through Lounge: 29'3" x 12'1" (8.9m x 3.7m). Feature fireplace. Double glazed bay window to front room. Built-in cupboard to bay window. Door to:

Extension: 15'10" x 11'2" (4.8m x 3.4m). Providing additional recreation space. Open plan with:

Conservatory: 20'7" x 9'6" (6.3m x 2.9m). Flame effect fire. Sliding patio doors to rear garden.

Kitchen: 9'3" x 8'1" (2.8m x 2.5m). Fitted with a range of eye level wall mounted cupboards and matching base cabinets with work surfaces above. Built-in gas hob. Split level oven with microwave above. Stainless steel sink unit with mixer tap. Double glazed window to side wall. Ceramic tiled flooring. Integrated dishwasher and fridge/freezer. Space and plumbing for washing machine.

Shower Room/WC: With shower cubicle, low level WC and wash hand basin.

Storage Loft: With gas boiler.

First Floor:

Bedroom 1 (front): 14'7" x 12'1" (4.5m x 3.7m). Double glazed bay window. Wood flooring. Downlights to ceiling. Door to:-

Ensuite Bathroom/WC: Panelled bath with mixer tap with shower above bath and shower screen. Low level WC with concealed cistern. Vanity wash hand basin with mixer tap. Double glazed window. Heated towel rail. Fully ceramic tiled walls and flooring.

Bedroom 2 (rear): 13'11" x 9'11" (4.2m x 3.0m). Wood flooring. Double glazed window. Downlights to ceiling.

Bedroom 3 (rear): 9'3" x 8'0" (2.8m x 2.4m). Built-in wardrobes. Wood flooring. Double glazed window.

Separate WC: With fully tiled walls and flooring. Low level WC. Double glazed window. Wash hand basin.

Staircase from landing to loft room (the access has restricted height).

External features: Front and rear gardens, the rear garden having decking, Astroturf and garden shed. Side pedestrian access.

PRICE: £799,000 FREEHOLD

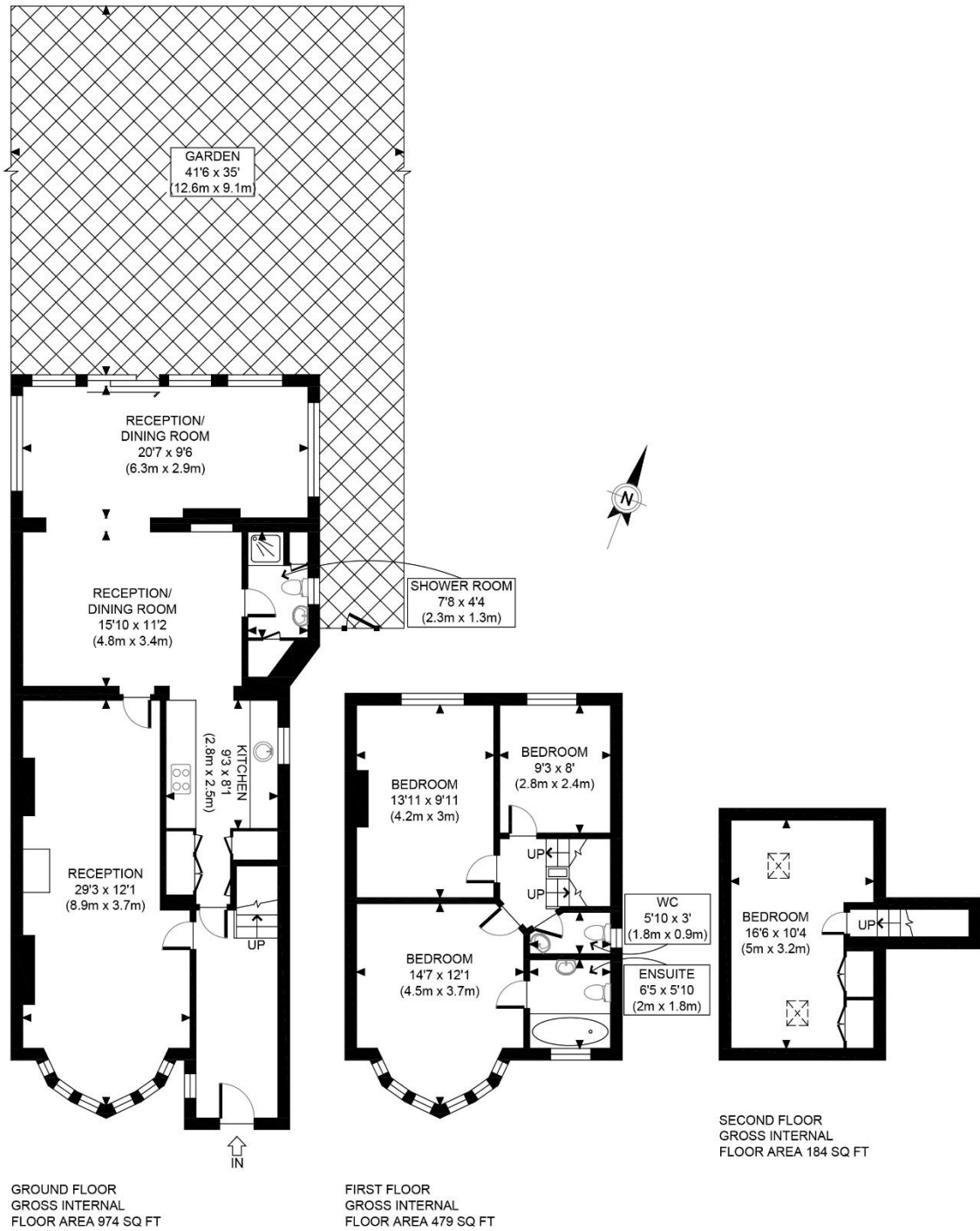
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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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APPROX. GROSS INTERNAL FLOOR AREA 1637 SQ FT / 152 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	
Dollis Hill Lane	
date	23/06/23