

## **RANDALL AVENUE, DOLLIS HILL, LONDON, NW2 7SS**



EPC Rating: E

Presenting for sale this larger type semi-detached house for the street and the property is offered for sale chain free. The property is situated at the Dollis Hill Lane end of Randall Avenue close to the junction with Vincent Gardens and is therefore located within a few hundred yards of the magnificent 80 acres of Gladstone Park with its many weekend events and fun fairs, etc. The property benefits:-

- Ground floor rear extension providing large kitchen/diner
- Two bathrooms (one on each floor)
- Double length wide garage with the ability to park a reasonable sized car.
- Gross internal floor area of 1,345 sq ft (125 sq m) approximately
- Large outbuilding to rear garden
- Local bus services and schools can be found within a few hundred yards at Crest Road
- The nearest Stations are Neasden or Dollis Hill (Jubilee Line)
- Brent Cross shopping complex is 2 to 3 miles radius approximately

**PRICE: .....£699,000.....FREEHOLD**

**RANDALL AVENUE, LONDON, NW2 7SS (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs cupboard.

**Lounge (front):** 18'5" x 13'2" (5.6m x 4.0m). Double glazed bay window.

**Dining Room (rear):** 13'2" x 11'6" (4.0m x 3.5m). Feature fireplace. Door to:

**Kitchen/Diner Extension:** 17'5" x 10'10" (5.3m x 3.3m). Built-in wall cupboards and base cabinets with work surfaces above. Panelling to walls and ceiling. Stainless steel sink unit with mixer tap. Built-in cooker. Door to garden.

**Shower Room/WC:** Tiled flooring. Wash hand basin with mixer tap. Low level WC. Shower cubicle. Separate cupboard with gas boiler.

**First Floor:**

**Bedroom 1 (front):** 17'1" x 12'0" (5.2m x 3.7m). Double glazed bay window. Built-in wardrobes.

**Bedroom 2 (rear):** 14'6" x 11'2" (4.4m x 3.4m). Double glazed window. Built-in wardrobes.

**Bedroom 3 (front):** 9'10" x 8'3" (3.0m x 2.5m). Double glazed window.

**Bathroom/WC:** 9'1" x 8'4" (2.8m x 2.5m). Four piece suite of panelled bath, bidet, low level WC and wash hand basin. Fully tiled walls. Airing cupboard with hot water tank.

**Landing:** Large window to side wall and hatch to loft space (not inspected).

**External Features:** Shared drive to side of property leading to double length garage 32'10" x 9'7" (10m x 2.9m). Rear garden measuring some 41' with outbuilding to rear. Covered patio area.

**Council Tax:** Band E.

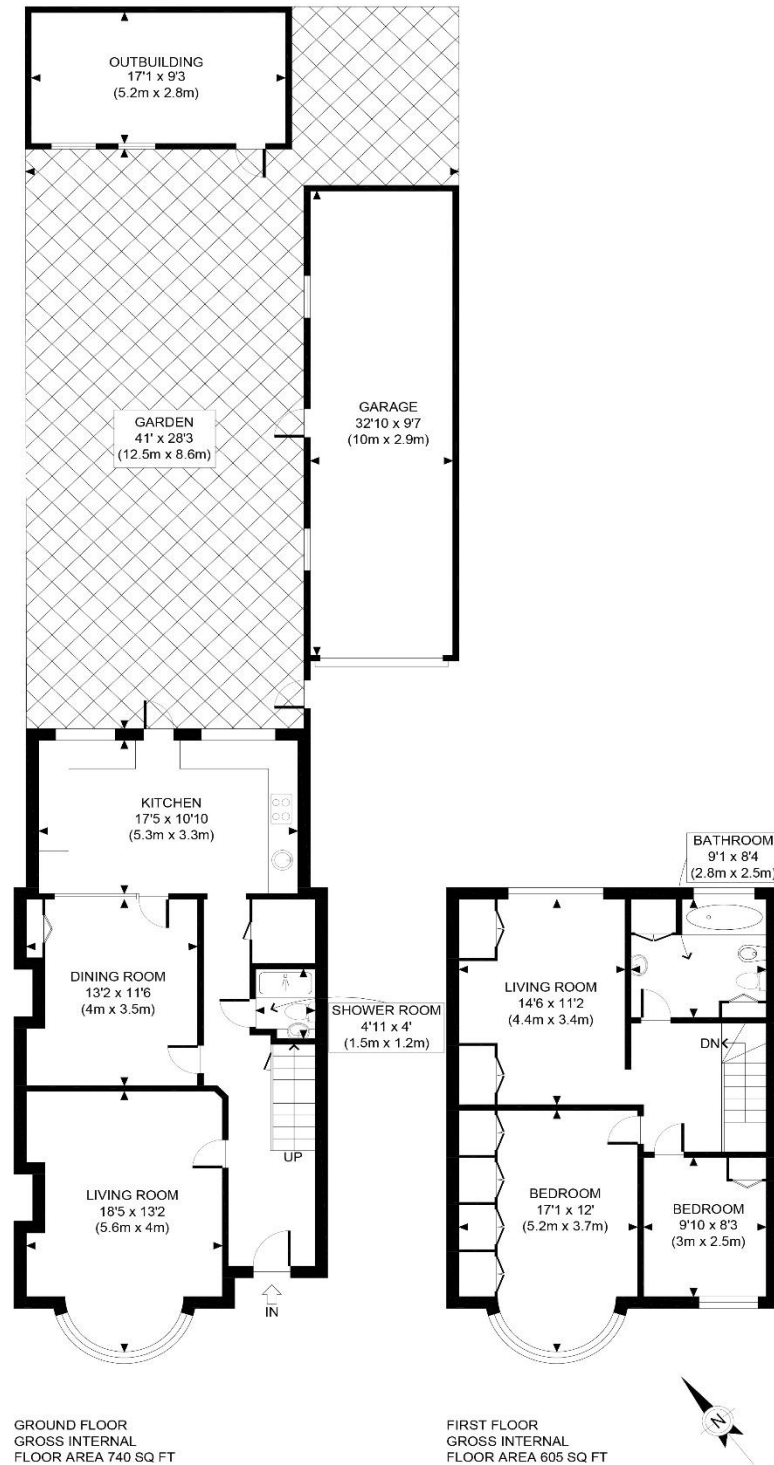
**PRICE:** **£699,000** **FREEHOLD**

**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.



**RANDALL AVENUE, LONDON, NW2 7SS (CONTINUED)**

**RANDALL AVENUE, LONDON, NW2 7SS (CONTINUED)**

APPROX. GROSS INTERNAL FLOOR AREA WITH outhouse/GARAGE 1818 SQ FT / 169 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT outhouse/GARAGE 1345 SQ FT / 125 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

RANDALL AV

date 19/05/25

photoplan