

## **ALDER GROVE, (OFF CREST ROAD), LONDON, NW2 7DB**



EPC Rating: E

We are delighted to be able to bring to the market this extended 5 bedroom semi-detached 1930's built house which is located in this desirable street just off Crest Road parallel to Brook Road and the house is situated within a few yards of local shops and bus services at The Ox & Gate. Brent Cross West Station (Thameslink trains into London) is approximately 15 minutes walk with Brent Cross Shopping Complex being approximately 2 miles radius.

This property has been extended into the loft space to provide two additional bedrooms and further bathroom and although the property needs updating we believe this has been reflected in the price being sought for the house. Benefits include:-

- Gas central heating
- Double glazed windows
- Loft conversion providing 2 bedrooms and bathroom
- Rear garden some 66' in length
- Garage to rear of property approached via a shared drive (accessed from Alder Grove)
- Gross internal floor area of 1,314 sq ft (122 sq m) approximately

**PRICE: £675,000.....FREEHOLD**

## **ALDER GROVE, DOLLIS HILL, LONDON, NW2 7DB (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor:**

**Entrance Hall:** Understairs cupboard.

**Lounge (front):** 14'5" x 11'7" (4.40m x 3.54m). Double glazed bay window. Feature fireplace.

**Dining Room (rear):** 14'0" x 11'3" (4.25m x 3.42m). Double glazed French doors to rear garden.

**Kitchen:** 10'6" x 7'0" (3.20m x 2.10m). Stainless steel sink unit with mixer tap. Plumbed for washing machine. Built-in gas hob with oven below and extractor hood above hob. Ceramic tiled walls. Housing for fridge/freezer. Plumbing for washing machine. Double glazed door to garden.

### **First Floor:**

**Bedroom 1 (front):** 16'10" x 11'7" (5.13m x 3.54m). Built-in cupboards. Double glazed bay window.

**Bedroom 2 (rear):** 12'0" x 11'3" (3.67m x 3.42m). Built-in cupboards. Double glazed window.

**Bedroom 3 (front):** 8'6" x 6'7" (2.60m x 2.01m). Double glazed window.

**Bathroom:** 7'0" x 5'7" (2.10m x 1.71m). Panelled bath with mixer tap and hand shower. Pedestal wash hand basin. Double glazed window. Heated towel rail. Mostly tiled walls.

**Separate WC:** With low level WC. Fully tiled walls.

### **Second Floor (loft conversion):**

**Bedroom 4 (rear):** 11'0" x 6'8" (3.34m x 2.03m). Double glazed dormer window.

**Bedroom 5 (front):** 18'6" x 11'3" (5.63m x 3.43m). Double glazed Velux windows.

**Shower Room/WC:** 7'1" x 6'9" (2.16m x 2.07m). Shower cubicle, low level WC and wash hand basin. Fully tiled walls. Heated towel rail.

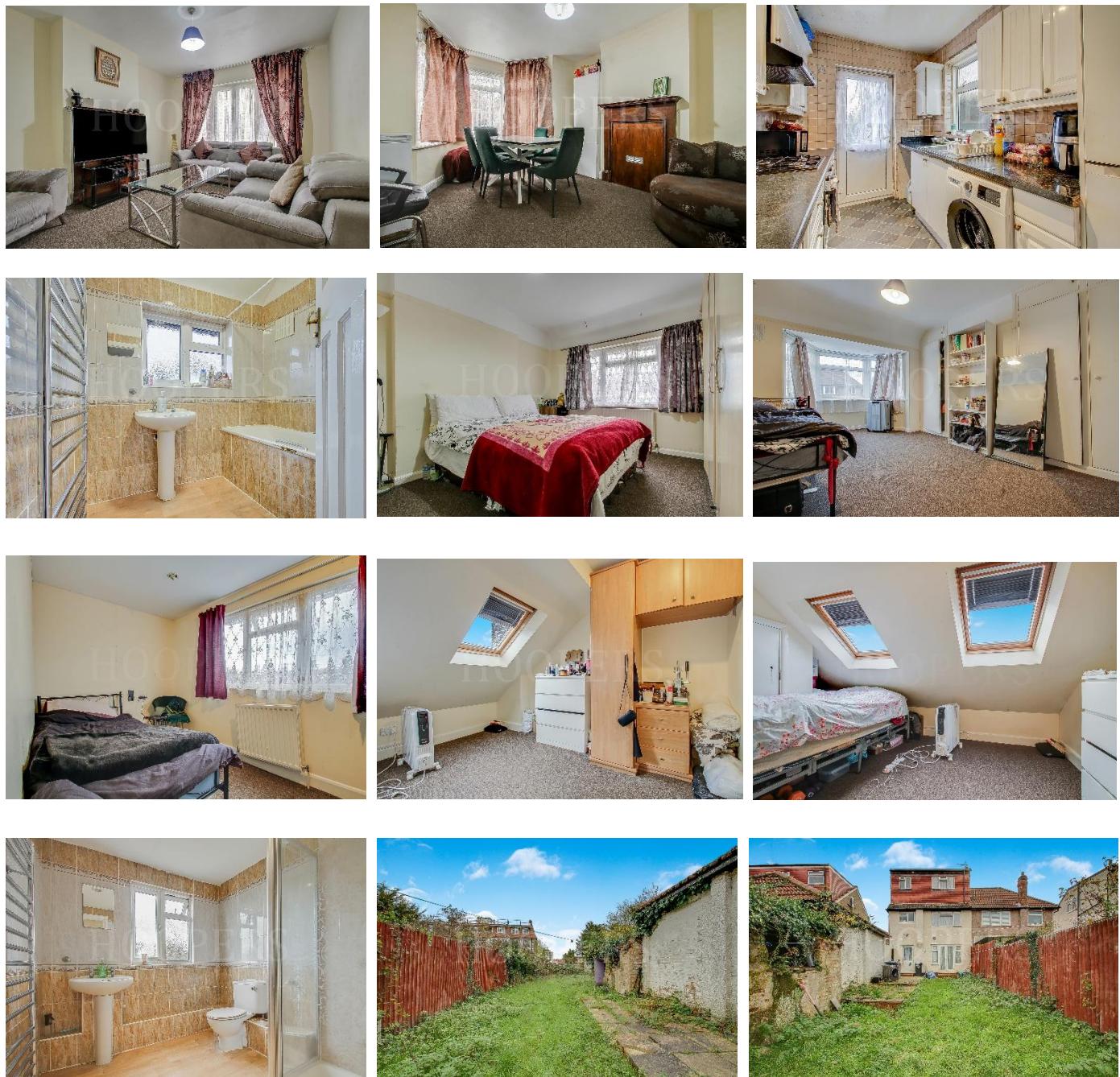
**External Features:** Front and rear gardens, the rear garden being approximately 66' in length. Semi-detached garage to rear of property approached via a shared drive-in (accessed from Alder Grove).

**Council Tax:** Band E.

<b><u>PRICE:</u></b>	<b><u>£675,000</u></b>	<b><u>FREEHOLD</u></b>
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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.

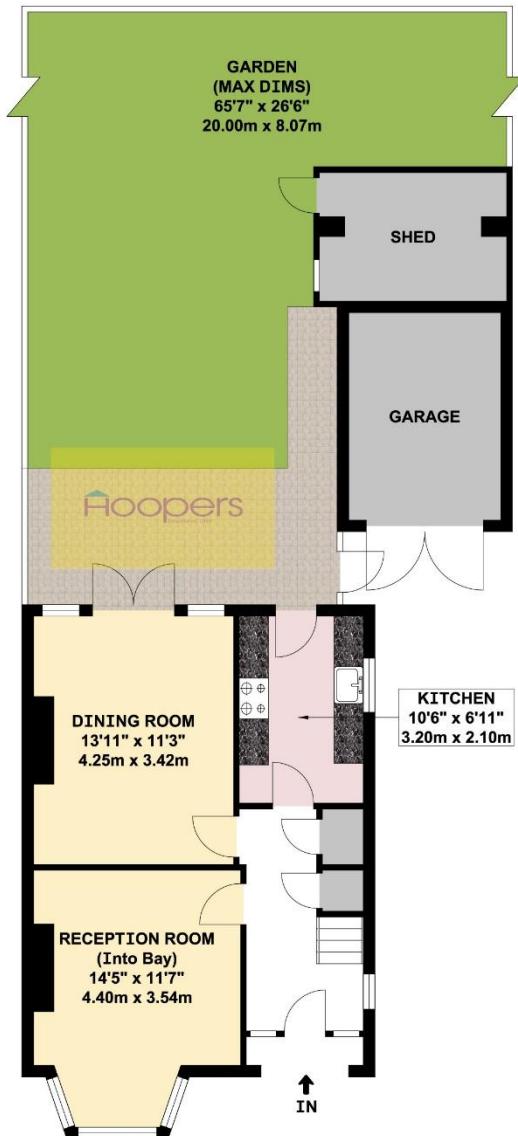
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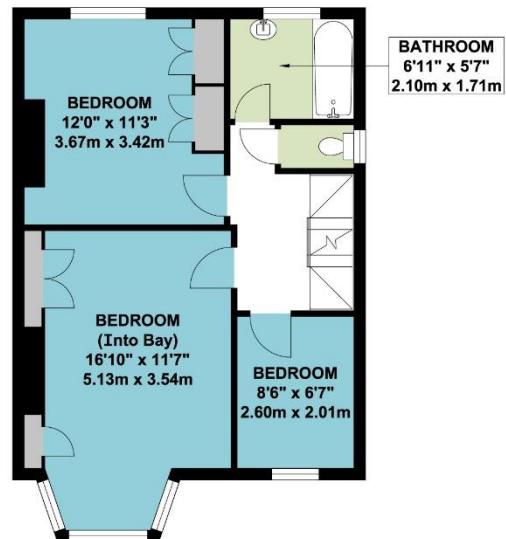
**ALDER GROVE  
LONDON NW2**



----- RESTRICTED HEAD HEIGHT



**SECOND FLOOR**



**GROUND FLOOR**

**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1313.84 SQ. FT / 122.06 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".