

OXGATE GARDENS, DOLLIS HILL, NW2 6EA



EPC Rating:

We are excited to bring to the market this huge five bedroom semi-detached extended house spanning some 3,000 sq ft and offers larger than average accommodation for a bigger family and has been extended and improved to provide ready to move into accommodation.

The property benefits an unusually large rear garden with potential to develop the land to the rear (STPP) and the garden measures some 221' in length.

Viewing is highly recommended of this desirable property to appreciate the size and opportunity on offer.

- Gas central heating
- Double glazed windows
- Off street parking
- Side pedestrian access
- Gross internal floor area (including conservatory) of 2,936 sq ft (273 sq m) approximately
- Loft conversion providing bedroom, bathroom and storage space
- Ground floor rear extension providing large kitchen/diner
- Additional conservatory extension
- 4 bathrooms (2 ensuite)
- Two storey side extension
- Utility Room
- Ground floor guest cloakroom
- Built in wardrobes to bedrooms
- Air conditioning
- The property is located within a ten minute walk approximately of the recently opened Brent Cross West Station (with overground trains into London in approximately 15 minutes)
- Brent Cross shopping complex is approximately 2 miles maximum radius
- The magnificent 80 acres of the wonderful Gladstone Park are within a few hundred yards

PRICE: £2,200,000..... FREEHOLD

OXGATE GARDENS, LONDON, NW2 6EA (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Tiled flooring. Floor to ceiling built-in cloaks cupboard.

Inner Hall: With understairs cupboard.

Guest Cloakroom: Low level WC and wash hand basin. Fully tiled walls and flooring.

Lounge (front): 21'9" x 16'9" (6.63m x 5.10m). Double glazed bay window.

Dining Room (middle): 16'2" x 11'3" (4.92m x 3.44m). Tiled flooring. French doors to rear garden.

Conservatory: 19'5" x 9'8" (5.91m x 2.94m). Tiled flooring. Built-in cupboards. Double glazed French doors to rear garden. Open plan with:

Spacious Kitchen/Diner: 22'6" x 19'8" (6.87m x 6.00m). Fitted with a range of wall and base cupboards with granite worktops above. Built-in granite breakfast table. Twin sinks with mixer tap. Gas and electric hobs. Split level oven and microwave. Integrated dishwasher. Door to side entrance. Space for large American refrigerator. Door to:

Utility Room: 7'5" x 5'6" (2.27m x 1.67m). Cupboard housing twin boilers and megaflo. Sink unit with mixer tap. Plumbed for washing machine and space for dryer above. Double glazed window to side.

First Floor:

Principal Bedroom Suite (front): 17'5" x 13'4" (5.30m x 4.07m). Door to ensuite:

Dressing Room: 14'2" x 8'1" (4.32m x 2.46m). Built-in wardrobes to two walls. Built-in dressing table. Door to:

Ensuite Shower Room/WC: 7'7" x 6'9" (2.26m x 2.06m). Shower cubicle. Vanity wash hand basin with mixer tap and drawers below. Low level WC. Fully tiled walls and flooring. Heated towel rail.

Bedroom 2 (rear): 18'3" x 15'3" (5.56m x 4.66m). Built-in wardrobes. Double glazed windows. Door to:

Ensuite Shower Room/WC: Shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap.

Bedroom 3 (middle): 11'10" x 11'9" (3.60m x 3.57m). Built-in wardrobes. Double glazed window.

Bedroom 4 (middle): 11'8" x 9'1" (3.56m x 2.77m). Built-in wardrobes. Double glazed window.

Family Bathroom/WC: 7'5" x 6'9" (2.26m x 2.06m). Walk-in shower. Low level WC with concealed cistern. Vanity wash hand basin with mixer tap and cupboard below. Heated towel rail. Tiling to floor and walls.

Second Floor (loft conversion):

Bedroom 5: 13'7" x 10'2" (4.13m x 3.09m). Built-in wardrobes. Wood flooring. Double glazed window. Under eaves storage cupboards.

Bathroom/WC: 7'9" x 6'6" (2.35m x 1.97m). Vanity wash hand basin and granite surround. Low level WC with concealed cistern. Shower cubicle. Heated towel rail. Fully tiled walls and flooring.

External Features: Side pedestrian access. Off street parking to front for at least two vehicles. Rear garden measuring 221' in length with potential (jointly with neighbours) to dispose of back part of the rear garden for development purposes (STPP).

Council Tax: Band F

PRICE: £2,200,000 FREEHOLD

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

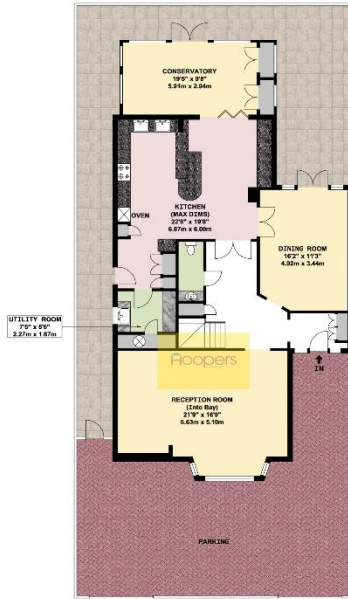
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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.

OXGATE GARDENS, LONDON, NW2 6EA (CONTINUED)

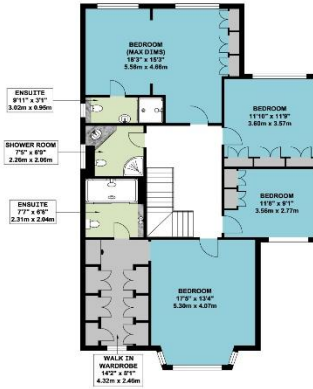


OXGATE GARDENS, LONDON, NW2 6EA (CONTINUED)

**OXGATE GARDENS
LONDON NW2**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 2720.47 SQ. FT / 252.74 SQ. M
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 2935.74 SQ. FT / 272.74 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".

**OXGATE GARDENS
LONDON NW2**



PLOT

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".