

PARK VIEW ROAD, DOLLIS HILL, LONDON, NW10 1AJ



EPC Rating:

We are delighted to offer for sale this double fronted extended and spacious semi-detached family home, situated on a highly desirable residential road just moments from the magnificent 80 acres of Gladstone Park.

The property enjoys a commanding presence on the street being one of the largest houses in the street occupying a substantial plot. Benefits include:

- Gas central heating
- Double glazed windows
- Four bedrooms
- Two bathrooms
- Large through lounge/diner
- Two outbuildings to rear plus garden shed
- Spacious kitchen/diner
- Utility Room
- Off street parking to front of property for 2-3 vehicles
- Integral garage with a carriage drive-in
- Ground floor guest cloakroom
- The property is located within a few hundred yards of Neasden and Dollis Hill (Jubilee Line) Tube Stations with local shops and bus services being within a few hundred yards at Neasden.
- Gross internal floor area (including garage) of 2,039 sq ft (189 sq m) approximately
- 100' approximate rear garden overlooking Gladstone Park

PRICE: £998,000.....FREEHOLD

PARK VIEW ROAD, LONDON, NW10 1AJ (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Two understairs cupboards.

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

Through Lounge (front): 32'8" x 13'7 (9.95m x 4.13m). Double glazed bay window to front. Double glazed doors to:

Dining Room (extension): 21'0" x 12'10" (6.37m x 3.9gm). Double Glazed windows to rear. With access to rear garden.

Kitchen: 16'8" x 10'10" (5.07m x 3.31m). Tiled walls and flooring. Sink unit with mixer tap. A range of built-in wall cupboards and matching base cabinets. Built-in hob with extractor hood above hob. Split level double oven. Plumbing for dishwasher. Double glazed window to side. Door to extension.

Utility Room (off dining room): 6'8" x 5'7" (2.03m x 1.70m). Double glazed window to side. Fully tiled walls. Plumbing for washing machine. Leading to;

Bathroom/WC: 15'7" x 10'0" (1.70m x 1.63m). Fully tiled walls. Double glazed window. Bath with mixer tap, shower screen and shower attachment. Wash hand basin. Low level WC.

First Floor:

Bedroom 1 (front): 18'8" x 13'0" (5.68m x 3.95m). Built in wardrobes to two walls. Double glazed bay window.

Bedroom 2 (rear): 14'0" x 12'0" (4.23m x 3.62m). Built-in wardrobes to two walls. Double glazed window.

Bedroom 3 (front): 15'7" x 10'0" (4.76m x 3.02m). Double glazed oriel window. Built-in wardrobes.

Bedroom 4 (rear): 9'6" x 8'0" (2.90m x 2.41m). Double glazed window.

Family Bathroom/WC: 11'0" x 6'10" (3.34m x 2.09m). Bath with mixer taps and shower attachment. Wash hand basin with vanity unit. Low level WC. Ceramic tiling to floor and walls. Double glazed windows. Loft access.

External Features: Two outbuildings to rear garden and storage shed. Part paved/pat lawn rear garden. Side pedestrian access. Off street parking to front garden for at least two to three vehicles. Integral garage 17'8 x 7'7" (5.39m x 2.30m) approached via a carriage drive-in.

Council Tax: Band F.

<u>PRICE:</u>	<u>£998,000</u>	<u>FREEHOLD</u>
----------------------	------------------------	------------------------

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.

PARK VIEW ROAD, LONDON, NW10 1AJ (CONTINUED)



PARK VIEW ROAD, LONDON, NW10 1AJ (CONTINUED)

**PARK VIEW ROAD
LONDON NW2**



APPROX. GROSS INTERNAL FLOOR AREA 1905.85 SQ. FT / 177.06 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 2039.22 SQ. FT / 189.45 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 DRAWN TO 'SCALE'.