

**ALDER GROVE, DOLLIS HILL, LONDON, NW2 7DE**



EPC Rating:

We are pleased to be able to bring to the market this fabulous four bedroom semi-detached 1930's built house and located at the cul-de-sac end of this desirable residential road. Benefits include:-

- Gas central heating
- Double glazed windows
- Four bedrooms
- Ground floor guest cloakroom
- Large extended kitchen/diner
- Lovely rear garden approximately 73' in length
- Garage with additional workshop
- Gross internal floor area of 1,365 sq ft (127 sq m) approximately
- Chain free sale
- Brent Cross shopping complex is approximately 2 miles radius
- The property is located within a few yards of local bus services and shops at Crest Road and is within approximately 15 minute walk maximum of the shortly to be opened Brent Cross West Station with overground trains into Kings Cross and Farringdon in approximately 15 minutes

**PRICE: .....£795,000.....FREEHOLD**

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

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood laminate flooring. Understairs cupboard.

**Guest Cloakroom:** With WC and wash hand basin. Tiled flooring.

**Through Lounge:** 27'9" x 11'7" (8.45m x 3.54m). Feature fireplace to front room. Double glazed bay window. Wood laminate flooring. Double glazed patio doors from rear room to:

**Extended 'L' Shaped Kitchen/Diner:** 17'7" x 9'6" (5.36m x 2.90m) x 8'1" x 6'11" (2.47m x 2.12m). Tiled flooring. A range of built-in wall cupboards and matching base cabinets with work surfaces above and tiled surrounds. Cupboard with gas boiler. Plumbing for washing machine and dishwasher. Stainless steel sink unit. Built-in gas hob with oven below and extractor hood above hob. Double glazed patio doors to rear garden.

**First Floor:**

**Bedroom 1 (front):** 15'2" x 11'8" (4.63m x 3.55m). Double glazed bay window.

**Bedroom 2 (rear):** 12'2" x 11'3" (3.70m x 3.43m). Built-in cupboard. Double glazed window.

**Bedroom 3 (front):** 8'6" x 6'7" (2.58m x 2.00m). Double glazed window.

**Bathroom:** 7'5" x 5'8" (2.27m x 1.72m). Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Fully ceramic tiled walls. Double glazed window. Heated towel rail.

**Separate WC:** Low level WC. Fully tiled walls.

**Second floor (loft conversion):**

**Bedroom 4:** 13'0" x 10'0" (3.95m x 3.05m). Double glazed dormer window to rear. Built-in spacious landing cupboard.

**External features:** Shared drive to side of property (approached from Alder Grove) leading to single garage to rear with additional workshop and drying area. Crazy paved patio. Lawn and shrub area. Greenhouse.

**PRICE:** **£795,000** **FREEHOLD**

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

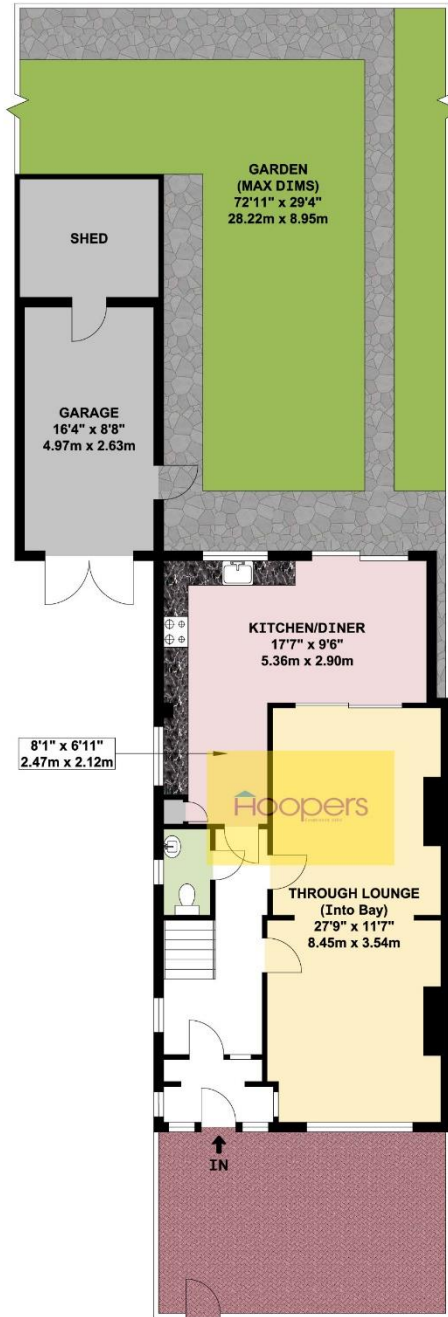
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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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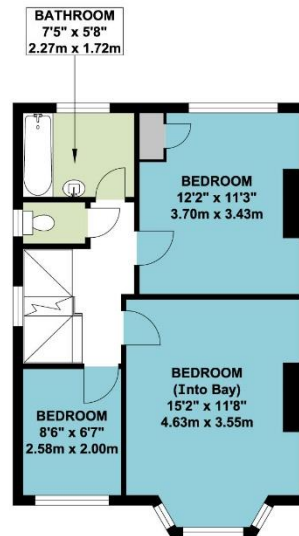
**ALDER GROVE  
LONDON NW2**



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1365.29 SQ. FT / 126.84 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".