

RANDALL AVENUE, LONDON, NW2 7ST



EPC Rating: D

A spacious semi-detached 1930's built house situated at the Dollis Hill Lane end of this desirable street and located within a few hundred yards of the magnificent 80 acres of Gladstone Park. The property has been recently redecorated and lovingly maintained to a high standard, offering a large immaculate mature garden with separate outdoor dining and seating areas. The property has been extended to the ground floor rear to provide a large kitchen/diner. Benefits include:-

- Gas central heating
- Double glazed windows
- Wood flooring
- Ground floor shower room/WC and first floor bathroom/WC
- Extended kitchen/diner
- Gross internal floor area of 1,292 sq ft (120 sq m) approximately
- Double length garage to rear of property (approached via a shared drive-in from Randall Avenue)
- Three good sized bedrooms
- South westerly facing rear garden
- The property is located within a few hundred yards of local bus services at Tanfield Avenue with the nearest station being Neasden (Jubilee Line)

PRICE: £850,000.....FREEHOLD

RANDALL AVENUE, LONDON, NW2 7ST (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Under-stairs cupboard. Wood flooring.

Through Lounge: 31'4" x 13'6" (9.54m x 4.12m). Double glazed bay window to front room. Wood flooring. Sliding patio doors from rear room to:

Kitchen/Diner Extension: 17'3" x 14'4" (5.27m x 4.38m). Tiled flooring. Granite worktops. Built-in eye level wall mounted "white" cabinets and matching base cabinets. Space for fridge/freezer. Built-in five ring gas hob with split level integrated double oven and dishwasher. Sliding patio doors to rear garden.

Shower Room/WC: 6'11" x 3'8" (2.11m x 1.12m). Double width shower cubicle with sliding screen. Low level WC. Wash hand basin. Plumbing for washing machine.

First Floor:

Bedroom 1 (front): 17'3" x 11'9" (5.27m x 3.58m). Double glazed bay window.

Bedroom 2 (rear): 13'9" x 11'1" (4.18m x 3.37m). Double glazed window.

Bedroom 3 (front): 9'9" x 8'0" (2.97m x 2.44m). Double glazed window.

Bathroom: 8'7" x 5'3" (2.62m x 1.61m). White suite of panelled bath with shower above and mixer tap and folding shower screen. Pedestal wash hand basin. Large built-in linen cupboard. Heated towel rail. Tiled flooring and walls.

Separate WC: Low level WC. Tiled flooring and part tiled walls.

Landing: Hatch to loft space (not inspected). Window to side wall.

External features: Front and rear gardens, the rear garden being an immaculate mature garden and having a southerly aspect and measuring some 118' in length. Alfresco outdoor dining and seating areas. Double length garage. Front garden has capacity to accommodate off road parking in addition to off street parking on a shared driveway.

PRICE: £850,000 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 7RN (CONTINUED)



RANDALL AVENUE, LONDON, NW2 7RN (CONTINUED)

**RANDALL AVENUE
LONDON NW2**



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1292.42 SQ. FT / 120.07 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".