

LANE CLOSE (OFF DOLLIS HILL AVENUE), LONDON, NW2 6QZ



EPC Rating: D

A rare opportunity to purchase a spacious detached three bedroom 1930's built house and situated in this desirable residential cul-de-sac off Dollis Hill Avenue.

The property is offered chain free and viewing is highly recommended. The property benefits:-

- Detached house
- Gas central heating
- Double glazed windows
- Ground floor guest cloakroom
- Gross internal floor area of 1,069 sq ft (99 sq m) approximately
- The property is situated within a few yards of the magnificent 80 acres of Gladstone Park
- Scope to extend the house to side, rear and loft (STPP)
- Westerly facing rear garden
- Detached garage to side of property with its own drive-in for additional parking
- The property is situated within two miles radius approximately of Brent Cross Shopping Centre
- Brent Cross West Station is approximately 15 minutes walk from the house, with overground trains into Kings Cross in less than 20 minutes.

PRICE:£825,000.....FREEHOLD

LANE CLOSE (OFF DOLLIS HILL AVENUE), LONDON, NW2 6QZ (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood laminate flooring.

Guest Cloakroom: With WC, wash hand basin and tiled flooring. Double glazed window.

Lounge (front): 14'2" x 13'9" (4.31m x 4.20m). Double glazed bay window. Feature fireplace.

Dining Room (rear): 13'6" x 10'11" (4.11m x 3.34m). Double glazed door to garden.

Kitchen: 10'1" x 9'0" (3.07 x 2.75). Fitted with a range of built-in cupboards and matching base cabinets with work surfaces above. Single drainer sink unit. Built-in gas hob with oven below and extractor hood above hob. Wall mounted gas boiler. Plumbing for washing machine.

First Floor:

Bedroom 1 (front): 14'7" x 13'8" (4.45 x 4.16m). Double glazed bay window.

Bedroom 2 (rear): 13'5" x 11'2" (4.09 x 3.40m). Built-in wardrobes. Double glazed window.

Bedroom 3 (rear): 9'0" x 9'0" (2.75 x 2.75m). Double glazed window.

Bathroom/WC: 7'10" x 6'6" (2.40m x 1.97m). Panelled bath with mixer tap and shower above with shower screen. Pedestal wash hand basin. Low level WC. Partly tiled walls.

Landing: With hatch to loft space (not inspected). Double glazed window to side wall.

External Features: Detached garage to side of property approached via its own drive-in for additional parking. Front and rear gardens, the rear garden having a westerly aspect mainly lawn.

PRICE: £825,000 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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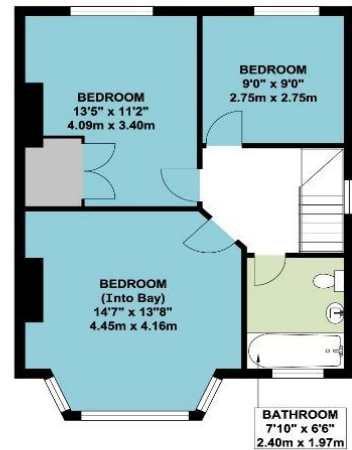


LANE CLOSE (OFF DOLLIS HILL AVENUE), LONDON, NW2 6QZ (CONTINUED)

**LANE CLOSE
LONDON NW2**



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1069.07 SQ. FT / 99.32 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1230.20 SQ. FT / 114.29 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".