

VINCENT GARDENS, DOLLIS HILL, NW2 7RP



EPC Rating: D

We are delighted to be able to offer for sale this well presented extended semi-detached 1930's built family house and situated in a sought after road off Tanfield Avenue. An internal viewing of the property is recommended to appreciate the size and condition of the house and in particular the large rear garden. Benefits include:-

- Gas central heating
- Double glazed windows
- Garage with own drive-in for additional parking
- Loft conversion providing principal bedroom and ensuite wet room
- Four further bedrooms (which could be 5 bedrooms)
- Large family bathroom with steam room
- Chain free sale
- Gross internal floor area of 1,753 sq ft (163 sq m) approximately
- Desirable residential location
- The property is located within a few yards of local bus services and schools at Tanfield Avenue and Crest Road
- The nearest stations are Neasden or Dollis Hill (Jubilee Line)
- 122' long south westerly facing rear garden
- Garage 16' x 7' approximately

PRICE: £975,000.....FREEHOLD

VINCENT GARDENS, DOLLIS HILL, LONDON, NW2 7RP (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring.

Lounge (front): 15'6" x 12'9" (4.72m x 3.89m). Wood flooring. Feature fireplace. with inset for electric fire. Double glazed bay window with blinds. Downlights to ceiling.

Dining Room: 14'3" x 10'4" (4.35m x 3.14m). Wood flooring. Downlights to ceiling. Open plan with:-

Kitchen/Diner Extension: 24'5" x 8'8" (7.45m x 2.65m) x 9'6" x 8'0" (2.89m x 2.44m). Porcelain tiled flooring with underfloor heating. Fitted with a range of eye level wall mounted cabinets and matching base cabinets below with work surfaces above. Bi-folding doors to rear garden. Integrated dishwasher. Built-in ceramic hob with extractor hood above and split level double oven with microwave and additional integrated coffee making machine with warming drawer below. Integrated wine fridge.

Utility Room: 9'11" x 5'8" (3.02m x 1.72m). Porcelain tiled flooring with underfloor heating. Granite worktops with inset sink unit. Built-in matching wall cupboards and base cabinets. Wall mounted gas boiler. Cupboard with megaflo tank. Door to garage (16'1" x 7'9" (4.90m x 2.35m).

First Floor:

Bedroom 2 (front): 15'11" x 10'11" (4.84m x 3.32m). Double glazed bay window with box blinds. Wood flooring.

Bedroom 3 (rear): 14'0" x 10'11" (4.26m x 3.32m). Double glazed window. Downlights to ceiling. Wood flooring.

Bedroom 4 (rear): 21'5" x 5'9" (6.54m x 1.76m). Triple aspect windows. Venetian blinds. Wood flooring. Downlights to ceiling. **NB:** This bedroom could be converted into two smaller bedrooms.

Bedroom 5 (front): 9'0" x 7'8" (2.75m x 2.34m). Double glazed window. Wood flooring. Venetian blinds.

Bathroom/WC: 7'7" x 6'1" (2.32m x 1.85m). Free standing bath with centre mixer tap. Low level WC with concealed cistern. Wash hand basin with mixer tap. Underfloor heating. Fully porcelain tiled walls and flooring. Downlights to ceiling. Walk-in steam room with bench seats.

Second floor (loft conversion):

Bedroom 1: 11'4 x 10'5" (3.46m x 3.17m). Two walk-in storage cupboards. Wood flooring. Double glazed window with venetian blinds. Open plan with:

Ensuite Wet Room: 10'5" x 6'3" (3.18m x 1.91m). With shower. Low level WC with concealed cistern. Wash hand basin with mixer tap. Heated towel rail.

External features: Integral garage measuring 16'1" x 7'9" (4.90m x 2.35m). Own drive-in with additional off street parking. 122' approximately rear garden having a south westerly aspect. Spacious patio with decking area and outside lights. Detached outbuilding to the rear of the garden which could be used as an office or storage or possibly other uses. Side pedestrian access.

PRICE:

£975,000

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.

VINCENT GARDENS, DOLLIS HILL, LONDON, NW2 7RP (CONTINUED)



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**VINCENT GARDENS
LONDON NW2**



APPROX. GROSS INTERNAL FLOOR AREA 1752.68 SQ. FT / 162.83 SQ. M
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1876.58 SQ. FT / 174.34 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".