

BROOK ROAD, DOLLIS HILL, LONDON, NW2 7DX



EPC Rating:

We are delighted to bring to the market for the first time for over 40 years this semi-detached larger type three bedroom house which has the benefit of the unusual feature of a detached garage to the rear of the property approached via its own drive-in for additional parking. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Gross internal floor area of 1,141 sq ft (106 sq m) approximately
- The property is located within a few yards of local bus services at Crest Road with Brent Cross Shopping complex being approximately 2 miles radius
- Brent Cross West Station with overground trains into London in approximately 15 minutes is within a half mile radius approximately. Alternatively Dollis Hill Station (Jubilee Line) is within a maximum mile radius approximately

PRICE: £699,000.....FREEHOLD

BROOK ROAD, DOLLIS HILL, LONDON, NW2 7DX (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Entrance Hall: Understairs cupboards.

Lounge (front): 15'5" x 13'1" (4.70m x 4.00m). Double glazed bay window. Feature fireplace.

Dining Room (rear): 14'1" x 12'3" (4.28m x 3.73m). Double glazed French doors to rear garden. Feature fireplace.

Kitchen: 10'6" x 8'3" (3.20m x 2.52m). Built-in cupboards. Plumbing for washing machine and dishwasher. Fully ceramic tiled walls. Stainless steel sink with mixer tap. Integrated fridge/freezer. Double glazed door to rear garden.

First Floor:

Landing: Hatch to loft space (not inspected). Cupboard with hot water cylinder. Double glazed window to side wall.

Bedroom 1 (front): 13'8" x 12'6" (4.16m x 3.80m). Double glazed bay window. Built-in wardrobes.

Bedroom 2 (rear): 13'2" x 11'1" (4.02m x 3.38m). Double glazed window.

Bedroom 3 (front): 8'10" x 7'4" (2.70m x 2.24m). Double glazed window.

Shower Room/WC: 8'2" x 6'11" (2.50m x 2.12m). Walk-in shower cubicle. Low level WC. Wash hand basin. Fully tiled walls and flooring. Double glazed window.

External Features: Front and rear gardens, the rear garden measuring some 35' in length mainly paved. Detached garage to rear of property approached via own drive-in for additional parking for a further vehicle.

Council Tax: Band E.

PRICE: £699,000 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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BROOK ROAD, DOLLIS HILL, LONDON, NW2 7DX (CONTINUED)**BROOK ROAD
LONDON NW2****APPROX. GROSS INTERNAL FLOOR AREA 1141.62 SQ. FT / 106.06 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".