

RANDALL AVENUE, DOLLIS HILL, LONDON, NW2



EPC Rating: D

This newly refurbished, spacious semi-detached family home is located on this desirable tree lined residential road off Dollis Hill Lane. Featuring a large newly landscaped garden the property is offered for sale chain free. Renovated to a high specification this property is ready to move into.

Features include:-

- Gas central heating with newly installed boiler with integrated TADO smart heating system throughout the house
- Double glazed windows
- Large rear garden some 85' x 30' approximately
- Off street parking to rear
- Large outbuilding to rear garden
- Chain free sale
- Gross internal floor area of 1,152 sq ft (107 sq m) approximately
- Covered BBQ/outdoor cooking area
- Opportunity to extend to the rear and loft area (STPP)
- ADT home security system
- The property is located within a few hundred yards of the lovely 80 acres of Gladstone Park
- The nearest Stations are Neasden or Dollis Hill (Jubilee Line)
- Brent Cross shopping complex is 2 to 3 miles radius approximately

PRICE:£799,950.....FREEHOLD

RANDALL AVENUE, LONDON, NW2 7SS (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Understairs storage.

Lounge (front): 17'3" x 13'4" (5.27m x 4.07m). Double glazed bay window. Wood flooring. Built-in shelving and storage to one wall. Window blinds.

Dining Room (rear): 16'4" x 11'6" (4.97m x 3.50m). Wood flooring. French doors to rear garden.

Kitchen: 11'3" x 7'9" (3.42m x 2.37m). Fitted with a range of new Samsung and Neff appliances. Built-in gas hob with oven below and extractor hood above hob. Double glazed door to garden. Fitted wall cupboards and matching base cabinets with work surfaces above and tiled surrounds. Wall mounted gas boiler. Sink unit. Plumbing for washing machine.

First Floor:

Bedroom 1 (front): 17'10" x 11'7" (5.43m x 3.54m). Large double bedroom with new bespoke built-in wardrobes and storage. Double glazed bay window. Window blinds.

Bedroom 2 (rear): 13'5" x 11'0" (4.08m x 3.35m). Large double bedroom with new bespoke built-in wardrobes and storage. Double glazed window. Window blinds.

Bedroom 3 (front): 9'7" x 7'10" (2.92m x 2.40m). Double glazed window. Window blinds.

Bathroom/WC: 8'9" x 5'5" (2.66m x 1.66m). Partly tiled walls. Shower cubicle with rain shower. Low level WC with concealed cistern. Wash hand basin with vanity unit. Ceramic tiling to floor. Double glazed window. Downlights to ceiling. Heated towel rail.

Separate Additional WC: With tiled walls and flooring. Wash hand basin with mixer tap. Low level WC. Double glazed window.

External features: Front and rear gardens, the rear garden being larger than average some 85' x 30' approximately with patio, seating space and large pergola covered BBQ area. Shared drive-in to side of property leading to off street parking area.

PRICE: £799,950 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 7SS (CONTINUED)



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LONDON NW2**



APPROX. GROSS INTERNAL FLOOR AREA 1140.97 SQ. FT / 106.00 SQ. M

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