

RANDALL AVENUE, LONDON, NW2 7SU



EPC Rating:

We are pleased to be able to offer for sale this end of terrace 1930's built three bedroom family house benefitting the following:-

- Gas central heating
- Double glazed windows
- Garage to rear of property approached via a shared drive (accessed from Randall Avenue)
- Rear garden measuring 56' with a southerly aspect
- Gross internal floor area of 893 sq ft (83 sq m) approximately
- Built-in wardrobes to all bedrooms
- The property is situated within a few yards of local schools and bus services at Tanfield Avenue and local shops at Neasden could be found within half a mile radius.
- Brent Cross shopping complex is approximately 3 miles
- The nearest Station is Neasden (Jubilee Line)

PRICE: £625,000.....FREEHOLD

RANDALL AVENUE, LONDON, NW2 7SU (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard. Wood flooring.

Through Lounge: 25'4" x 11'10" (7.71m x 3.61m). Wood flooring. Feature fireplace. Double glazed bay window to front room and double glazed patio doors from rear room to garden.

Kitchen: 11'2" x 7'1" (3.40m x 2.17m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Built-in gas hob with oven below and extractor hood above hob. One and a half bowl stainless steel sink unit. Double glazed door to rear garden. Plumbing for washing machine.

First Floor:

Bedroom 1 (front): 13'4" x 10'10" (4.06m x 3.30m). Double glazed bay window. Built-in wardrobes.

Bedroom 2 (rear): 12'0" x 10'10" (3.67m x 3.30m). Double glazed window. Built-in wardrobes.

Bedroom 3 (front): 7'3" x 7'3" (2.21m x 2.21m). Double glazed window. Built-in cupboard.

Shower Room: 7'9" x 4'4" (2.35m x 1.31m). Walk-in shower cubicle. Vanity wash hand basin with mixer tap. Heated towel rail. Double glazed window.

Separate WC: Low level WC.

External features: Front and rear gardens, the rear garden being 56' in length having a southerly aspect. Garage to rear of property approached via a shared drive (accessed from Randall Avenue).

PRICE: _____ £625,000 _____ FREEHOLD

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

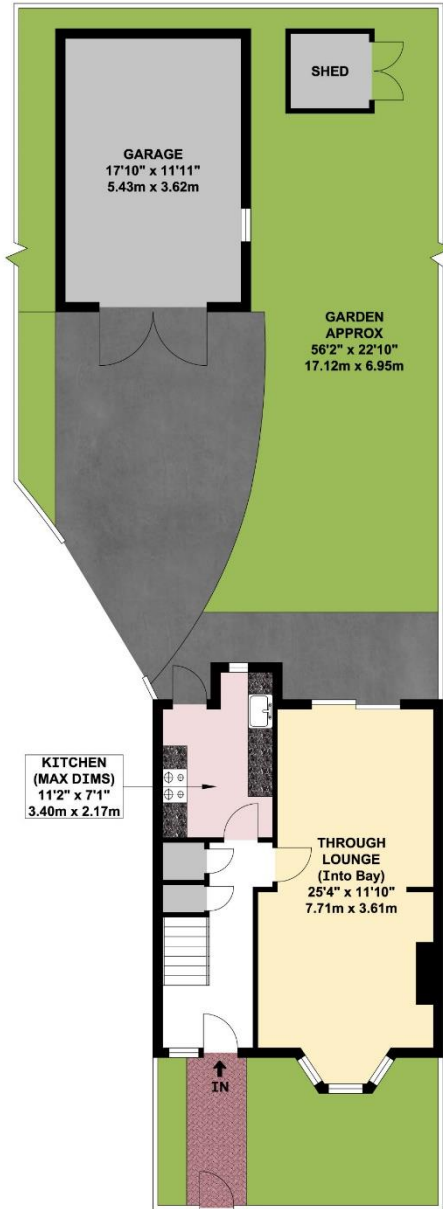
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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 7SU (CONTINUED)

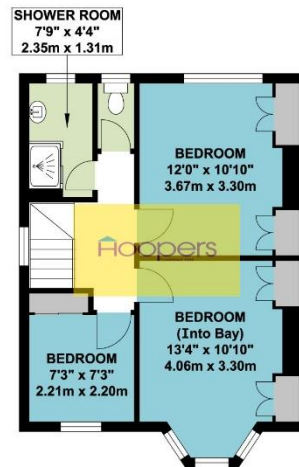


RANDALL AVENUE, LONDON, NW2 7SU (CONTINUED)

RANDALL AVENUE
LONDON NW2



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 893.40 SQ. FT / 83.00 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".