

DOLLIS HILL AVENUE, LONDON, NW2 6EU



EPC Rating: D

We are excited to bring to the market this well presented spacious extended 1920's built semi-detached family house and situated towards the Edgware Road end of this desirable residential street parallel to Dollis Hill Lane.

The property has been extended to the loft area to provide two additional bedrooms and a bathroom and has the unusual benefit of a large rear garden with detached garage to the rear of the garden fronting Dollis Hill Lane with the potential for this single garage to be demolished and a larger building created with separate access from Dollis Hill Lane.

The property is ideally located within close proximity of the recently opened Brent Cross West Station with Thameslink trains into Kings Cross and Farringdon in 15 and 20 minutes respectively. The 80 acres of Gladstone Park is just down the road with its tennis courts and recreational facilities. Brent Cross Shopping complex is approximately 2 miles. Local bus services and shops are available within a few yards at the Edgware Road. The Property benefits:-

- Gas central heating
- Part double glazed windows
- 5 bedrooms/2 bathrooms
- Desirable residential street
- Off street parking
- Side pedestrian access
- Detached garage to rear of property approached via its own drive-in (accessed from Dollis Hill Lane)
- Gross internal floor area of 1,518 sq ft (141 sq m) approximately

PRICE:Offers in the region of £850,000.....FREEHOLD

DOLLIS HILL AVENUE, LONDON, NW2 6EU (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboards. Plumbed for washing machine and space for dryer plus storage.

Lounge (front): 16'5" x 13'3" (5.00m x 4.03m). Open fire in working order. Built-in shelving. Double glazed bay window.

Dining Room (rear): 14'9" x 11'3" (4.50m x 3.44m). French doors to rear garden.

Kitchen/Diner: 14'9" x 8'6" (4.50m x 2.58m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled splashbacks. Plumbed for dishwasher. Stainless steel sink unit with mixer tap. Door to rear garden and side entrance.

First Floor:

Bedroom 1 (front): 16'4" x 12'10" (4.97m x 3.92m). Double glazed bay window.

Bedroom 2 (rear): 13'6" x 11'3" (4.12m x 3.42m). Built-in cupboard. Feature fireplace. Double glazed window.

Bedroom 3 (rear): 9'9" x 9'0" (2.98m x 2.71m). Double glazed window.

Bathroom: 7'1" x 6'0" (2.17m x 1.81m). Panelled bath with mixer tap and shower above. Vanity wash hand basin with mixer tap and cupboard below. Tiled surrounds to bath and basin. Double glazed window.

Separate WC: Low level WC. Wash hand basin with mixer tap.

Second Floor (loft conversion):

Bedroom 4 (rear): 20'4" x 11'0" (6.19m x 3.32m). Double glazed dormer window. Built-in wardrobes. Under eaves storage cupboards. Downlights to ceiling.

Bedroom 5 (front): 11'9" x 8'3" (3.58m x 2.51m). Built-in mirror fronted wardrobes. Under eaves storage cupboards. Double glazed Velux windows.

Bathroom/WC: 7'2" x 5'9" (2.189m x 1.74m). Roll top bath with mixer tap and hand shower. Low level WC. Wash hand basin with mixer tap with cupboard below. Tiled flooring. Heated towel rail.

External Features: Front and rear gardens, the front garden providing off street parking for one vehicle and the rear garden being some 79' in length with paved patio area with steps up to lawn. Garden shed. Detached garage to rear of property (approached from Dollis Hill Lane). Side pedestrian access.

Council Tax: Band E.

PRICE: Offers in the region of £850,000 FREEHOLD

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

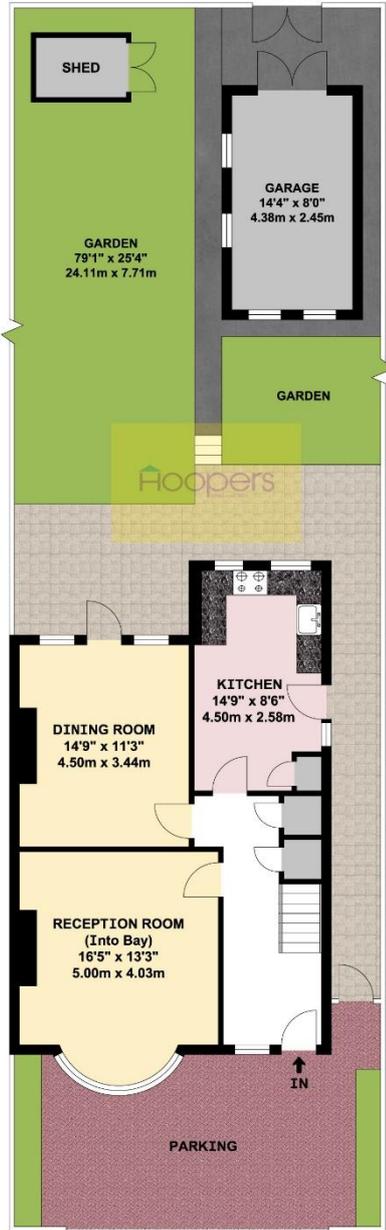
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

DOLLIS HILL AVENUE, LONDON, NW2 6EU (CONTINUED)



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**DOLLIS HILL AVENUE
LONDON NW2**



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1517.71 SQ. FT / 141.00 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".