

DOLLIS HILL LANE, LONDON, NW2



EPC Rating:

We are pleased to be able to offer for sale as sole agents this extended semi-detached house which is situated in a desirable residential road and this particular property is situated between Neasden roundabout and Parkview Road and is therefore within close proximity of Neasden (Jubilee Line) Tube Station and the magnificent 80 acres of Gladstone Park. Benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor rear extension
- Two bathrooms
- Two WC's
- Side pedestrian access to rear garden
- Own drive to side of property with parking for approximately 2 cars
- The nearest shops are within a few hundred yards at Neasden
- Gross internal floor area of 1,528 sq ft (142 sq m) approximately

PRICE:£850,000.....FREEHOLD

DOLLIS HILL LANE, LONDON, NW2 (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Spacious Entrance Hall: Understairs cupboard.

Extended Through Lounge: 40'1" x 13'7" (12.23 x 4.15m). Double glazed bay window to front room. Sliding patio doors to rear garden.

Granny Annexe/Bedroom 4: 18'1" x 7'4" (5.50m x 2.23m). Double glazed window to front and door to:

Ensuite Bathroom/WC: Corner bath with mixer tap with shower above bath and shower screen. Low level WC. Vanity wash hand basin with mixer tap. Double glazed window. Heated towel rail. Fully ceramic tiled walls and flooring.

Kitchen: 16'6" x 10'1" (5.02m x 3.08m). Fitted with a range of eye level wall mounted cupboards and matching base cabinets with work surfaces above. Built-in gas hob. Split level oven with microwave above. Stainless steel sink unit with mixer tap. Double glazed window to side wall. Ceramic tiled flooring. Integrated dishwasher and fridge/freezer. Space and plumbing for washing machine.

First Floor:

Bedroom 1 (front): 17'9" x 11'8" (5.42m x 3.55m). Double glazed bay window. Built-in wardrobes.

Bedroom 2 (rear): 13'9" x 11'9" (4.18m x 3.57m). Double glazed window. Built-in wardrobes.

Bedroom 3 (front): 9'7" x 8'0" (2.93m x 2.43m). Built-in wardrobes. Double glazed window.

Bathroom/WC: 8'1" x 7'10" (2.47m x 2.40m). Corner bath. Low level WC. Wash hand basin. Tiling to floor and walls.

External features: Front and rear gardens, the rear garden having a patio, lawn area and garden shed. Side pedestrian access.

PRICE: **£850,000** **FREEHOLD**

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

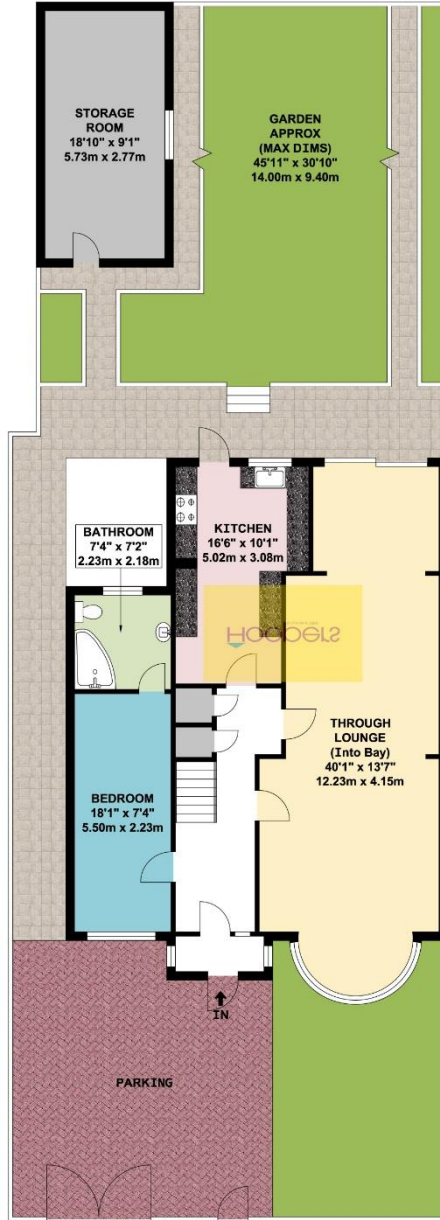
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

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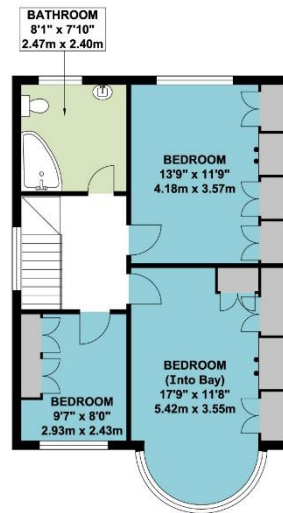


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GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1528.04 SQ. FT / 141.96 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".