

## **PARK VIEW ROAD, DOLLIS HILL, LONDON, NW10 1AD**



**EPC Rating: D**

We are excited to bring to the market one of the rarely available semi-detached houses in this desirable residential street which has the benefit of a large rear garden some 114' in length approximately overlooking Gladstone Park.

The property affords potential for extensions to the rear and loft area (STPP) and the property has been refurbished and offers ready to move into family accommodation. Benefits include:-

- Gas central heating
- Double glazed windows
- Off street parking
- Garage to rear of property (approached via a shared drive-in) with access from Park View Road
- Spacious through lounge
- Fitted kitchen
- Three good sized bedrooms
- Newly appointed Shower room/WC
- Ground floor guest cloakroom
- Rear garden measuring some 114' overlooking Gladstone Park
- Gross internal floor area of 1,099 sq ft (102 sq m) approximately

**PRICE: .....Offers in the region of £800,000.....FREEHOLD**

## **PARK VIEW ROAD, LONDON, NW10 1AD (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor:**

**Entrance Hall:** Understairs cupboards. Wood flooring.

**Guest Cloakroom:** WC and wash hand basin. Tiling to floor and part tiled walls.

**Through Lounge:** 29'10" x 12'8 (9.10m x 3.86m). Wood flooring. Double glazed bay window to front. Double glazed French doors from rear room to garden.

**Kitchen:** 13'9" x 7'10" (4.20m x 2.38m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Integrated dishwasher and washing machine. Built-in ceramic hob with extractor hood above hob and split level oven with microwave above. Sink unit. Double glazed door to garden.

### **First Floor:**

**Bedroom 1 (front):** 16'9" x 12'10" (5.10m x 3.91m). Double glazed bay window. Wood flooring. Built-in wardrobes to one wall.

**Bedroom 2 (rear):** 12'10" x 10'9" (3.90m x 3.27m). Double glazed window with views over Gladstone Park. Wood flooring. Built-in wardrobes.

**Bedroom 3 (rear):** 8'4" x 8'1" (2.54m x 2.46m). Double glazed window with views over Gladstone Park. Built-in cupboard.

**Shower Room/WC:** 7'5" x 5'9" (2.26m x 1.76m). Double width shower cubicle. Fully tiled walls and flooring. Low level WC. Wash hand basin with cupboard below. Heated towel rail. Hatch to loft space. Double glazed window.

**Landing:** Double glazed window to side wall.

**External Features:** Off street parking to front for at least one vehicle. Garage located to rear of property approached via a shared drive-in with access from Park View Road. Fantastic rear garden measuring some 114' overlooking Gladstone Park.

**Council Tax:** Band E.

<b><u>PRICE:</u></b>	<b><u>Offers in the region of £800,000</u></b>	<b><u>FREEHOLD</u></b>
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### **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.

**PARK VIEW ROAD, LONDON, NW10 1AD (CONTINUED)**

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**APPROX. GROSS INTERNAL FLOOR AREA 1098.67 SQ. FT / 102.07 SQ. M**

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