

SONIA GARDENS, DOLLIS HILL, NW10 1AG



EPC Rating: D

We are privileged to be offering for sale this stunning beautifully refurbished semi-detached family house comprising 4 double bedrooms and two bathrooms (one ensuite) to first floor and through lounge, breakfast room, spacious kitchen/diner and guest cloakroom to ground floor. The property has an integral garage measuring 20'1" x 10'0" (6.11m x 3.05m) with electricity supply and up and over door.

The property is located within a few yards of the magnificent 80 acres of Gladstone Park and is well situated for access to Neasden or Dollis Hill Tube Stations (Jubilee Line).

- Gas central heating
- Double glazed windows
- Four double bedrooms
- Two bathrooms (one en-suite to principal bedroom)
- Ground floor guest cloakroom
- 20' x 10' spacious integral garage approached via own drive-in for additional parking of at least two further vehicles
- Gross internal floor area (incl garage) of 1,664 sq ft (155 sq m) approximately
- South facing rear garden measuring 46' in length approximately
- Chain free sale
- The property is located within three miles approximately of Brent Cross shopping complex and local shops can be found within a few hundred yards at Neasden

PRICE:£950,000.....FREEHOLD

SONIA GARDENS, DOLLIS HILL, NW10 1AG (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard. Wood flooring.

Guest Cloakroom: Low level WC and wash hand basin. Tiled flooring and part tiled walls.

Through Lounge: 31'0" x 12'6" (9.42m x 3.82m). Wood flooring. Double glazed bay window. Ceiling cornice and feature fireplace. Double glazed patio doors to rear garden. Open plan with:

Breakfast Room: 13'5" x 8'0" (4.10m x 2.45m). Double glazed door to rear garden. Wood flooring. Open plan with:

Kitchen/Diner: 12'10" x 10'0" (3.92m x 3.04m). Wood flooring. Fitted wall cupboards and matching base cabinets with work surfaces above. Plumbed for washing machine. Built-in gas hob with oven below and extractor hood above hob. Stainless steel sink unit with mixer tap. Downlights to ceiling. Door to garage.

First Floor:

Spacious Landing: With window to rear.

Bedroom 1 (front): 16'6" x 12'3" (5.02m x 3.73m). Wood flooring. Built-in wardrobes, dressing table and drawers. Double glazed bay window. Door to:

En-suite Shower Room/WC: 10'10" X 4'4" (3.31m x 1.31m). Double width walk-in shower cubicle. Low level WC with concealed cistern. Wash hand basin with cupboard below. Tiled flooring and part tiled walls. Heated towel rail.

Bedroom 2 (rear): 10'9" x 9'5" (3.28m x 2.86m). Wood flooring. Double glazed window.

Bedroom 3 (rear): 10'3" x 10'0" (3.13m x 3.05m). Built-in wardrobes. Wood flooring. Double glazed window.

Bedroom 4 (front): 10'0" x 9'11" (3.05m x 3.01m). Built-in wardrobes. Wood flooring. Double glazed window.

Shower Room/WC: 6'4" x 6'0" (1.93m x 1.84m). Walk-in shower cubicle, low level WC and wash hand basin with mixer tap and drawers below. Tiling to floor and walls. Double glazed oriel window.

External Features: Large integral garage with up and over door with electricity supply. Off street parking to front garden for approximately 2 vehicles. Rear garden having a southerly aspect.

Council Tax: Band E.

<u>PRICE:</u>	<u>£950,000</u>	<u>FREEHOLD</u>
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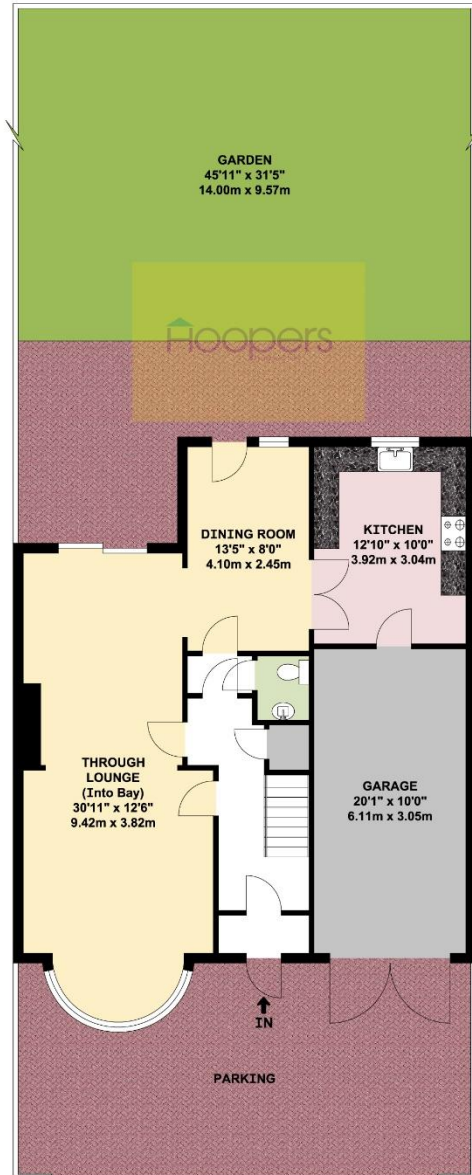
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

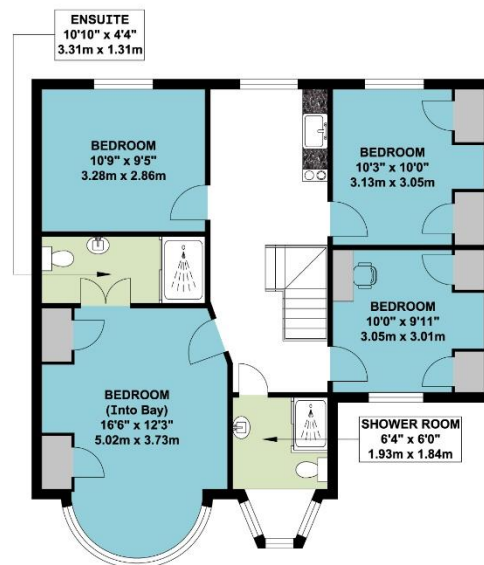
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**SONIA GARDENS
LONDON NW10**



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1463.03 SQ. FT / 135.92 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1663.56 SQ. FT / 154.55 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".