

DOLLIS HILL LANE, LONDON, NW2 6JH



EPC Rating: D

A rare opportunity to purchase a larger type semi-detached house in this desirable street and this property is offered for sale chain free. Benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor guest cloakroom
- South facing rear garden
- Garage to side of property approached via its own drive-in for additional parking
- Three double bedrooms
- Local shops are available within a few hundred yards at Neasden
- Alarm system
- Chain free sale
- The property is approximately $\frac{1}{2}$ to $\frac{3}{4}$ of a mile from Neasden (Jubilee line) Tube Station
- The magnificent 80 acres of Gladstone Park are within a few hundred yards
- Gross internal floor area of 1,122 sq ft (104 sq m) approximately
- Brent Cross shopping complex is approximately three miles radius

PRICE:£799,950.....FREEHOLD

DOLLIS HILL LANE, LONDON, NW2 6JH (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Guest Cloakroom: With WC and wash hand basin.

Through Lounge: 25'7" x 12'8" (8.02m x 3.86m). Double glazed bay window to front room. Folding glazed doors dividing the two rooms allowing separate rooms or one open living room. Double glazed patio doors to rear garden.

Kitchen: 13'7" x 7'9" (4.14m x 2.36m). Built-in wall cupboards and matching base cabinets with work surfaces above. Fully tiled walls and flooring. Built-in gas hob with oven below and extractor hood above hob. Double glazed door to rear garden. Stainless steel sink unit.

First Floor:

Bedroom 1 (front): 16'6" x 12'10" (5.03m x 3.91m). Double glazed bay window.

Bedroom 2 (rear): 12'11" x 11'1" (3.94m x 3.38m). Built-in wardrobes. Double glazed window.

Bedroom 3 (rear): 13'0" x 7'11" (3.96m x 2.41m). Built-in wardrobes. Double glazed window.

Bathroom/WC: With three piece suite of panelled bath, wash hand basin and WC and fully tiled walls. Window to front.

Landing: With window to side wall and built-in airing cupboard.

External features: Garage to side of property (which could be incorporated into the accommodation – subject to any necessary Brent Council consents) approached via its own drive-in. Front and rear gardens, the rear garden having a southerly aspect. Paved patio, lawn and outbuilding.

PRICE: £799,950 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 LANE, LONDON, NW2 6JH (CONTINUED)



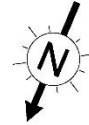
DOLLIS HILL LANE, LONDON, NW2 6JH (CONTINUED)**Dollis Hill Lane NW2 6JH**

Approx Gross Internal Area = 104.3 sq m / 1122 sq ft

Store = 25 sq m / 269 sq ft

Garage = 10.4 sq m / 111 sq ft

Total = 139.7 sq m / 1502 sq ft



Ref

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PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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