

RANDALL AVENUE, LONDON, NW2 7RN



EPC Rating: D

An extended semi-detached spacious family house originally constructed in the 1930's and located towards the Dollis Hill Lane end of this desirable road and therefore being within easy reach of Neasden and Dollis Hill Tube stations (Jubilee Line) and Neasden Shopping Centre.

- Local bus services and schools are available within a few hundred yards at Tanfield Avenue and Dollis Hill Lane
- Planning permission granted for loft conversion
- Additional off street parking to front garden
- Gross internal floor area of 1,292 sq ft (120 sq m) approximately
- Gas central heating
- Double glazed windows
- Chain free sale
- Kitchen extension
- Double length garage
- The property is located within a hundred yards of Gladstone Park
- Two bathrooms

PRICE

£699,000

FREEHOLD

RANDALL AVENUE, LONDON, NW2 7RN (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Spacious Entrance Hall: Wood laminate flooring. Understairs cupboard

Lounge (front): 13'11" x 12'3" (4.23m x 3.74m). Double glazed bay window.

Dining Room (rear): 21'0" x 11'2" (6.40m x 3.40m). With double glazed French door to rear garden. Arch to:-

Kitchen: 13'0" x 8'10" (3.97m x 2.70m). Built-in breakfast bar. Worktops and fitted cupboards. Stainless steel sink unit. Built-in gas hob with oven below and extractor hood above hob. Plumbing for dishwasher and washing machine. Double glazed door to rear garden.

Wet Room: With WC, wash hand basin. Walk-in shower with open drainage to floor.

First Floor:

Bedroom 1 (front): 17'5" x 11'7" (5.32m x 3.52m). Built-in wardrobes to one wall. Double glazed bay window.

Bedroom 2 (rear): 13'7" x 11'1" (4.14m x 3.37m). Built-in wardrobes to one wall. Double glazed bay window.

Bedroom 3 (front): 9'9" x 8'0" (2.97m x 2.44m). Double glazed window.

Bathroom: With panelled bath. Wash hand basin. Built-in cupboard housing hot water tank. Separate low level WC.

Landing: With hatch to loft space and large window to side wall. Planning permission granted for loft conversion.

External Features: Off street parking to front garden. Shared drive to side of property leading to double length garage to rear of property. Two tier rear garden comprising of a raised patio with steps to lawn area.

Council Tax: Band E.

PRICE

£699,000

FREEHOLD

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

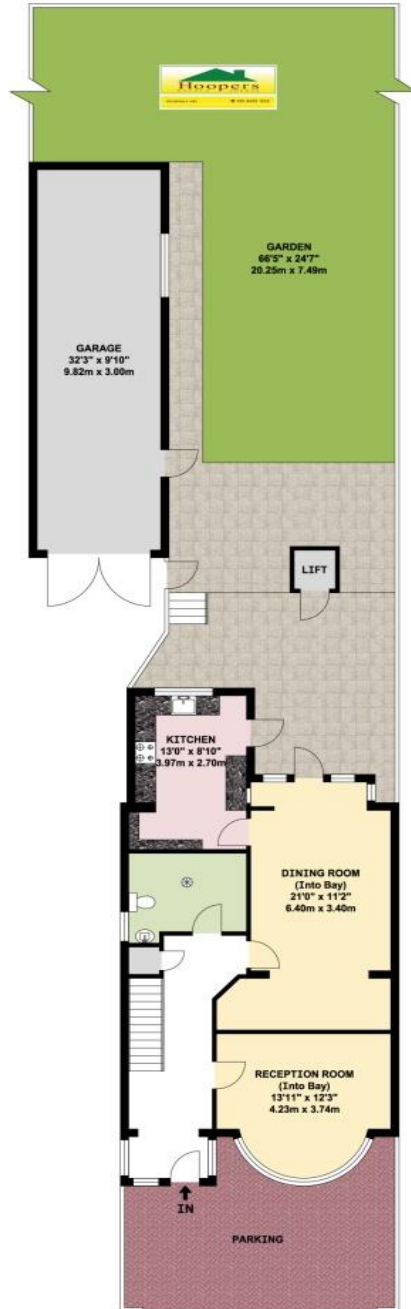
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

RANDALL AVENUE, LONDON, NW2 7RN (CONTINUED)



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**RANDALL AVENUE
LONDON NW2**



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1291.66 SQ. FT / 120.00 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".