

## **DOLLIS HILL LANE, LONDON, NW2 6JD**



EPC Rating: D

We are delighted to bring to the market this extended semi-detached 1930's built house which has extensive views from the front of the property over Gladstone Park due to the house being situated on elevated ground and being located directly opposite Gladstone Park. The property has been extended to the ground floor rear to provide a large open plan family area whilst retaining the front living room as a separate lounge with a guest cloakroom to ground floor. The loft has been converted with dormer window to rear and Velux windows to front to supply a principal bedroom and ensuite shower room and WC. Benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor guest cloakroom
- Two bathrooms
- 4 Bedrooms
- Views from front of property over Gladstone Park
- Shared drive to side of property leading to off street parking to the rear of property and additional off street parking for one to two vehicles to the front of the property
- The property is located directly opposite the lovely 80 acres of Gladstone Park
- The nearest Stations are Neasden or Dollis Hill (Jubilee Line)
- Brent Cross shopping complex is approximately 3 miles
- Local bus services pass the door
- Gross internal floor area of 1,482 sq ft (138 sq m) approximately
- Large outbuilding with electricity supply

**PRICE: £899,950.....FREEHOLD**

## **DOLLIS HILL LANE, LONDON, NW2 6JD (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor:**

**Entrance Hall:** Tiled flooring. Understairs cupboard. Additional shelved cupboard with plumbing for washing machine.

**Guest Cloakroom:** Low level WC. Wash hand basin. Wood flooring.

**Lounge (front):** 14'1" x 12'5" (4.3m x 3.8m). Double glazed bay window with views over parkland.

**Open Plan Lounge/Kitchen/Extension (rear):** 23'0" x 18'1" (7.0m x 5.5m). Providing a fabulous family area. Wood flooring. Fitted with a range of eye level wall mounted cabinets and base cabinets with work surfaces above. One and a half bowl stainless steel sink unit. Integrated dishwasher. Built-in extractor hood. Double glazed patio doors to rear garden.

### **First Floor:**

**Bedroom 2 (front):** 14'10" x 11'7" (4.5m x 3.5m). Double glazed bay window with views over parkland. Built-in wardrobes.

**Bedroom 3 (rear):** 12'9" x 11'0" (3.9m x 3.4m). Double glazed window. Built-in wardrobes. Feature fireplace.

**Bedroom 4 (front):** 8'0" x 7'2" (2.4m x 2.2m). Double glazed window overlooking parkland.

**Bathroom/WC:** 8'0" x 7'9" (2.4m x 2.4m). Panelled bath with shower over bath. Vanity wash hand basin with mixer tap and drawers below. Low level WC. Heated towel rail. Fully tiled walls and flooring.

### **Second Floor (loft conversion):**

**Principal Bedroom 1:** 17'0" x 13'3" (5.2m x 4.0m). Double glazed dormer window to rear. Velux windows to front. Under eaves storage area. Downlights to ceiling. View over parkland. Door to:-

**Ensuite Shower Room/WC:** 7'9" x 6'1" (2.4m x 1.9m). Shower cubicle. Low level WC. Vanity wash hand with mixer tap. Fully tiled walls and flooring. Cupboard with gas boiler.

**Landing:** Window to side wall. Additional overhead storage cupboard.

**External features:** Off street parking to front garden for one to two vehicles. Shared drive leading to gates accessing additional parking to rear. Lawn area. Outbuilding with electricity supply.

**Council Tax:** Band E.

<b><u>PRICE:</u></b>	<b><u>£899,950</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.

**DOLLIS HILL LANE, LONDON, NW2 6JD (CONTINUED)**



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