

**PADDOCK ROAD, DOLLIS HILL, LONDON, NW2 7DL**



EPC Rating:

We are pleased to be able to bring to the market for sale an extended semi-detached larger type house for the street which has not been on the market for many decades.

The property is well presented and viewing is recommended. Benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor rear extension
- Conservatory
- Ground floor guest cloakroom
- Garage (approached via a wide shared drive-in)
- Gross internal floor area of 1,374 sq ft (128 sq m) approximately.
- The magnificent 80 acres of Gladstone Park are within a few hundred yards of the property
- Brent Cross shopping complex is approximately 2 miles radius
- The newly opened Brent Cross West Station (with trains into Kings Cross in approximately 15 minutes) is within 15 minutes walk of the house approximately

**PRICE: .....Offers in the region of £750,000.....FREEHOLD**

**PADDOCK ROAD, DOLLIS HILL, LONDON, NW2 7DL (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs cupboard. Additional downstairs cloaks cupboard. Double glazed window to side wall. Glazed French doors opening to:

**Through Lounge:** 30'4 x 13'3 (9.24m x 4.03m). Double glazed bay window. Rear room with double glazed patio doors leading to:

**Extension:** 17'5" x 9'3" (5.30m x 2.81m). Wood flooring. Double glazed patio doors to:

**Conservatory:** Wood flooring. Double glazed door to garden.

**Guest Cloakroom:** With WC and wash hand basin.

**Kitchen:** 10'7" x 8'5" (3.22m x 2.56m). Stainless steel sink unit with mixer tap. Built-in gas hob with split level double oven. Ceramic tiled flooring and walls. Integrated fridge/freezer. Double glazed window to side wall.

**First Floor:**

**Bedroom 1 (front):** 17'6" x 12'7" (5.34m x 3.84m). Built-in wardrobes to two walls. Double glazed bay window.

**Bedroom 2 (rear):** 13'0" x 11'2" (3.96m x 3.40m). Built-in wardrobes. Double glazed window.

**Bedroom 3 (front):** 8'10" x 7'3" (2.68m x 2.20m). Built-in wardrobes. Double glazed window.

**Bathroom/WC:** 8'5" x 6'10" (2.57m x 2.08m). Panelled bath with mixer tap and Aqualisa shower above bath. Low level WC. Fully tiled walls. Double glazed window. Heated towel rail.

**Landing:** With hatch to loft space (not inspected). Cupboard with hot water tank. Double glazed window to side wall.

**External features:** Garage to rear of property approached via a wide shared drive-in (accessed from Paddock Road). Front and rear gardens, the rear garden having a patio, lawn area, mature fruit trees, greenhouse, storage outbuilding and mini basement with gas boiler.

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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.

**PADDOCK ROAD, DOLLIS HILL, LONDON, NW2 7DL (CONTINUED)**



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LONDON NW2**



APPROX. GROSS INTERNAL FLOOR AREA 1373.69 SQ. FT / 127.62 SQ. M

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