

## **DOLLIS HILL AVENUE, LONDON, NW2 6ET**



EPC Rating: D

We are pleased to be able to offer for sale this well presented semi-detached house with side garage and located in this desirable residential road parallel to Dollis Hill Lane. Benefits include:-

- Gas central heating
- Double glazed windows
- South facing rear garden
- Good sized kitchen
- Garage to side of property (approached via its own drive-in) providing off street parking for one vehicle
- Two bathrooms
- Ground floor rear extension
- Potential for two storey development to the garage and loft conversion (STPP)
- Gross internal floor area of 1,231 sq ft (114 sq m) approximately
- Brent Cross shopping complex is approximately two miles maximum radius
- Brent Cross West Station with overground trains into Farringdon in approximately 20 minutes is within 10-15 minutes walk

**PRICE: ..... £775,000.....FREEHOLD**

**DOLLIS HILL AVENUE, LONDON, NW2 6ET (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring. Understairs storage area.

**Through Lounge (rear):** 20'8" x 10'11" (6.3m x 3.3m). Wood flooring. Double glazed windows. Feature fireplace. Built in storage and shelving.

**Reception 2 (front):** 13'5" x 11'11" (4.1m x 3.6m). Double glazed window. Wood flooring.

**Kitchen:** 13'0" x 7'1" (4.0m x 2.2m). Fitted with a range of wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Stainless steel sink unit with mixer tap. Built-in gas hob with oven below. Double glazed windows to rear. Double glazed door to garden.

**Conservatory:** 14'6" x 7'3" (4.4m x 2.2m) Double glazed window to rear. Double glazed door to garden.

**Bathroom/WC:** 11'0" x 7'0" (3.4m x 2.1m). Panelled bath with mixer tap. Pedestal wash hand basin. Double glazed window to rear. Low level WC.

**First Floor:**

**Bedroom 1 (front):** 12'0" x 11'0" (3.7m x 3.4m). Double glazed window. Built-in wardrobes. Wood flooring.

**Bedroom 2 (rear):** 12'6" x 10'0" (3.8m x 3.1m). Double glazed window. Wood flooring.

**Bedroom 3 (rear):** 9'2" x 8'3" (2.8m x 2.5m). Double glazed window. Wood flooring.

**Bathroom/WC:** 7'3" x 7'0" (2.2m x 2.1m). Panelled bath with mixer tap and shower above bath with shower screen. Low level WC. Pedestal wash hand basin. Ceramic tiling to floor and walls. Double glazed window.

**Landing:** With hatch to loft space (not inspected). Double glazed window to side wall.

**External features:** Off street parking to front for one vehicle. Garage to side of property which could be utilised to expand the accommodation of the property (subject to any necessary consents). South facing rear garden measuring approximately 34' with paved patio and garden shed.

**PRICE: £775,000 FREEHOLD**

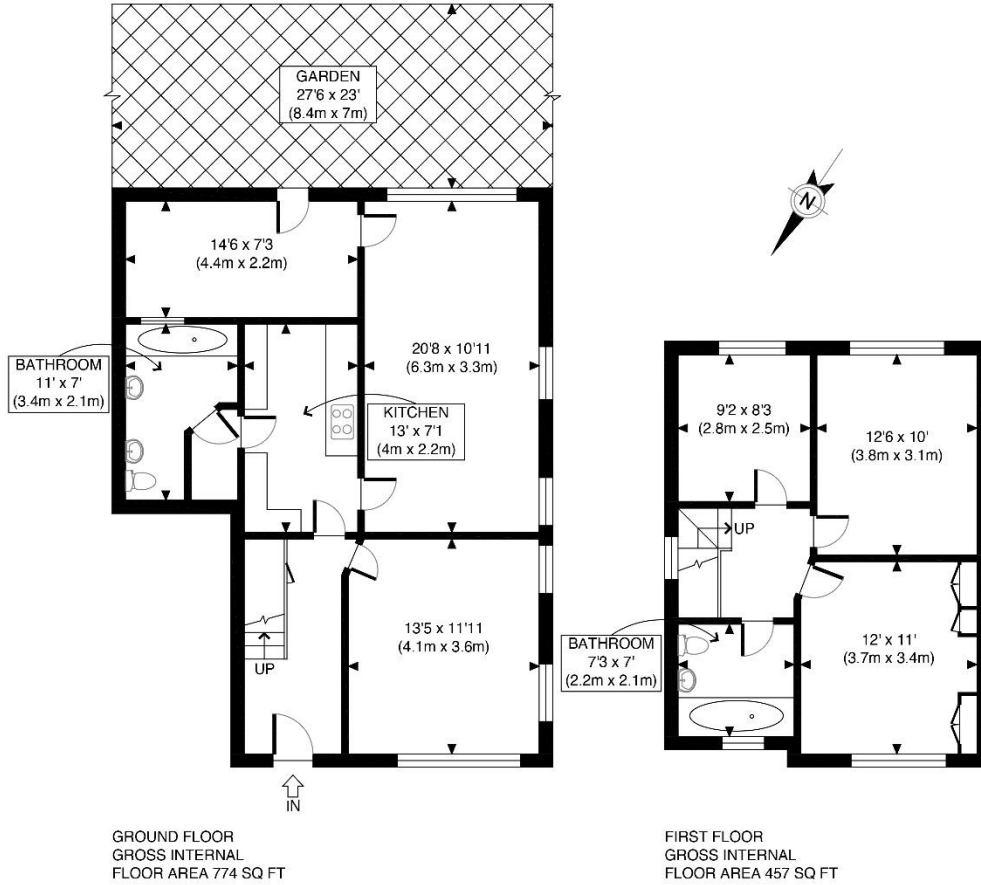
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.

**DOLLIS HILL AVENUE, LONDON, NW2 6ET (CONTINUED)**



**DOLLIS HILL AVENUE, LONDON, NW2 6E**



APPROX. GROSS INTERNAL FLOOR AREA 1231 SQ FT / 114 SQM		Dollis Hill Ave
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.		date 02/08/24
While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation		photoplan

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