***99Home Ltd.***
*99Home Ltd,*
*Sutton Business Centre,*
*Restmor Way,*
*Wallington,*
*SM6 7AH,*
*Phone :0203 5000 999*
*Email*
*:info@99home.co.uk*

# 5 Bed Semi-Detached In Dollis Hill Avenue , London, NW2 6QU

£925,000












## SHORT DESCRIPTION

Property Ref: 16299 We are delighted to present this substantial and beautifully arranged five-bedroom family home located on the sought-after Dollis Hill Avenue, offering generous accommodation across three floors. The ground floor provides a superb balance of living and entertaining space. There are two well-proportioned reception rooms, including a spacious front living room measuring 3.65m x 4.32m and an additional reception room ideal as a family room or formal lounge. To the rear, a large kitchen (3.50m x 5.75m) offers excellent dining potential and connects conveniently to a separate dining room (2.92m x 2.60m). A downstairs WC and a dedicated office (1.60m x 2.60m) complete the ground floor layout, making it ideal for modern family living and home working The first floor comprises three well-sized bedrooms, including an impressive principal bedroom measuring 4.29m x 4.09m, alongside a contemporary family bathroom. The loft has been converted to provide two additional bedrooms, including a generous 4.68m x 2.96m room, plus a further bathroom, creating an ideal space for guests, older children, or additional home office use This versatile property offers excellent proportions throughout and would make an ideal long-term family home in a well-connected and established residential location. Property Type: Semi-detached Full selling price: £925000.00 Pricing Options: Fixed Price Tenure: Freehold Council tax band: E EPC rating: D Measurement: 1700.7 sq.ft. Outside Space: Front Garden, Rear Garden, Patio Parking: Off street Heating Type: Central Heating Chain Sale or Chain Free: NA Possession of the property:Self-occupied ----------

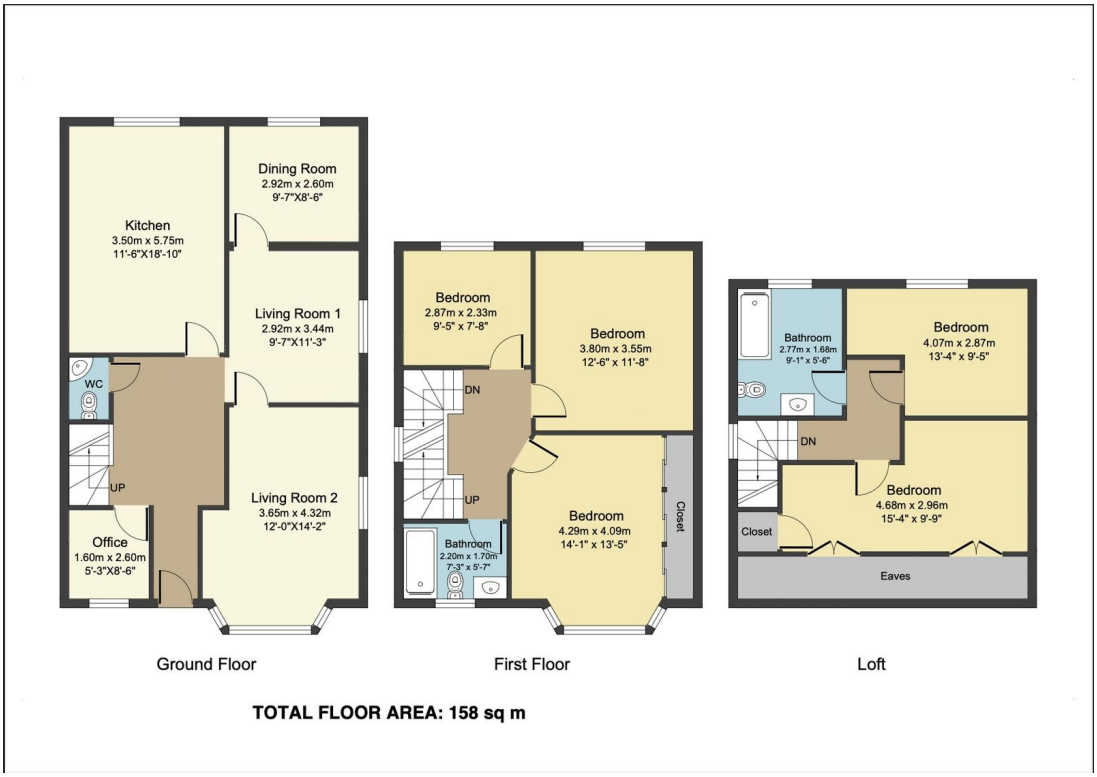
5
**Bed Room(s)**

3
**Bath Room(s)**

2
**Living Room(s)**

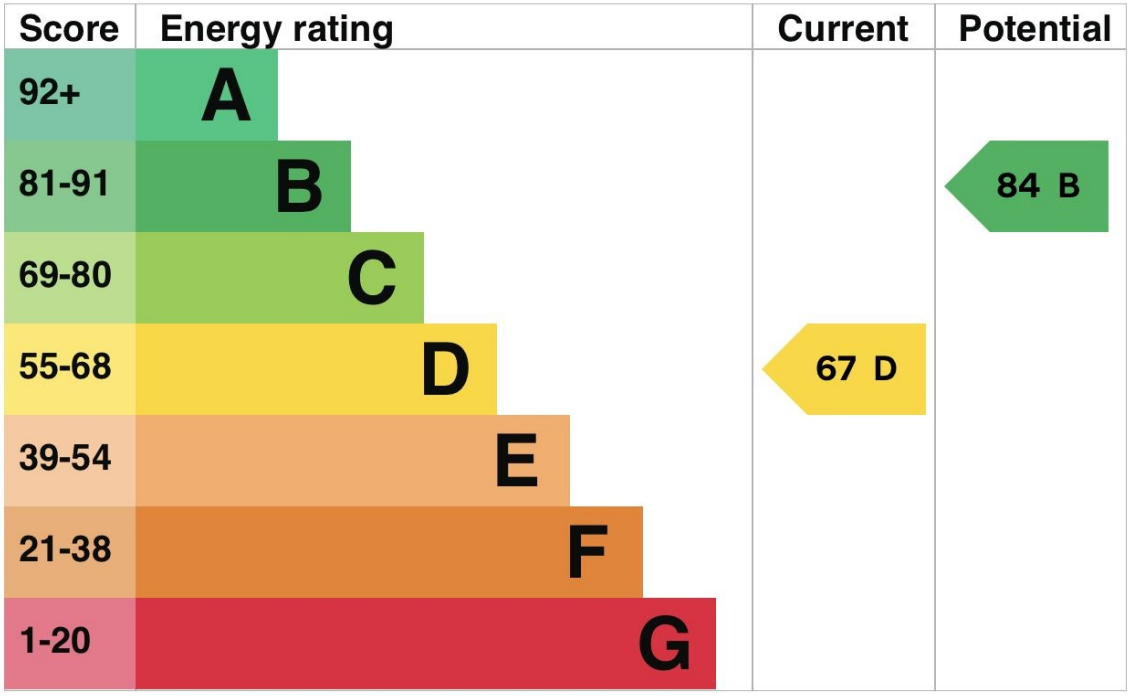
## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.




# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.




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