

Oxgate Gardens, Dollis Hill, NW2 6EA

£750,000

| 3 Bed

| 1 Bath

2 Reception

MAPESBURY

£750,000 Freehold

Semi Detached
3 Bed | 2 Rec | 1 Bath
Needs Modernising
Potential to Extend STP
Gas Central Heating
Bay Windows
95' Garden
Close to Gladstone Park
Close to Thameslink/Bus
Early Viewings Advised

• EPC Rating: Band-D

A fantastic chain-free investment opportunity to acquire this charming 1930s 3-bedroom semi-detached home in the sought-after Oxgate Gardens, Dollis Hill. The property offers excellent potential for extension and loft conversion (STPP), and is ideally located near schools, Gladstone Park, and Thameslink services.

Council Tax: Band-E

Arranged over two floors, the ground level features a gated front garden, welcoming hallway with wood flooring, a bright bay-windowed reception room with fireplace, separate dining room with garden access, fitted kitchen with side entrance, downstairs WC, access to a 95' garden and garage via shared driveway.

Upstairs comprises two spacious double bedrooms, a third bedroom, tiled bathroom with bidet, and separate WC. Further benefits include gas central heating, double glazing, and well-proportioned rooms ideal for modern family living.

Well connected via local bus and train links, and with the A5, A1, North Circular (A406), and M1 within easy reach.

All viewings strictly via prior appointment with Mapesbury.











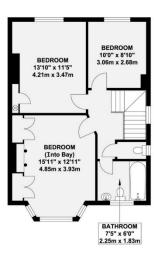




OXGATE GARDENS LONDON NW2





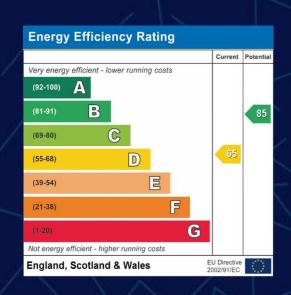


GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1174.88 SQ. FT / 109.15 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTA INED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND MO RESPONS IBILITY IS TAKEN FOR ANY ERROR, OM TSSION, OR MISSTATEMENT HITS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECT IVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".



MAPESBURY

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