



## Longfield Avenue

**£975,000**

STUNNING HOME WITH SEPARATE FULLY LICENSED INCOME-GENERATING ANNEXE & SCOPE FOR FURTHER DEVELOPMENT STPP

Welcome to this beautifully extended three-bedroom property, presented in excellent condition throughout. From the moment you step into the bright and inviting hallway, you'll feel at home. The stunning and spacious living-dining room is perfect for both relaxation and entertaining, seamlessly flowing into a large eat-in kitchen breakfast room. This kitchen offers ample space for family meals and direct access to a breathtaking 90 ft rear garden, ideal for outdoor activities and gatherings.

The ground floor also features a convenient downstairs W/C and additional storage space. Upstairs, the first floor boasts three generously sized bedrooms, each offering comfort and style, complemented by a modern family bathroom.

A unique opportunity with this property is the separate self-contained flat, which has its own private entrance and is currently being rented out for £1400pcm. Additionally, there is further potential for extension and to convert the annexe into a separate dwelling subject to planning permissions.

The property benefits from off-street parking, providing ease and convenience. Don't miss out on this rare chance to own a versatile and spacious home in a desirable location. Sole Agent.

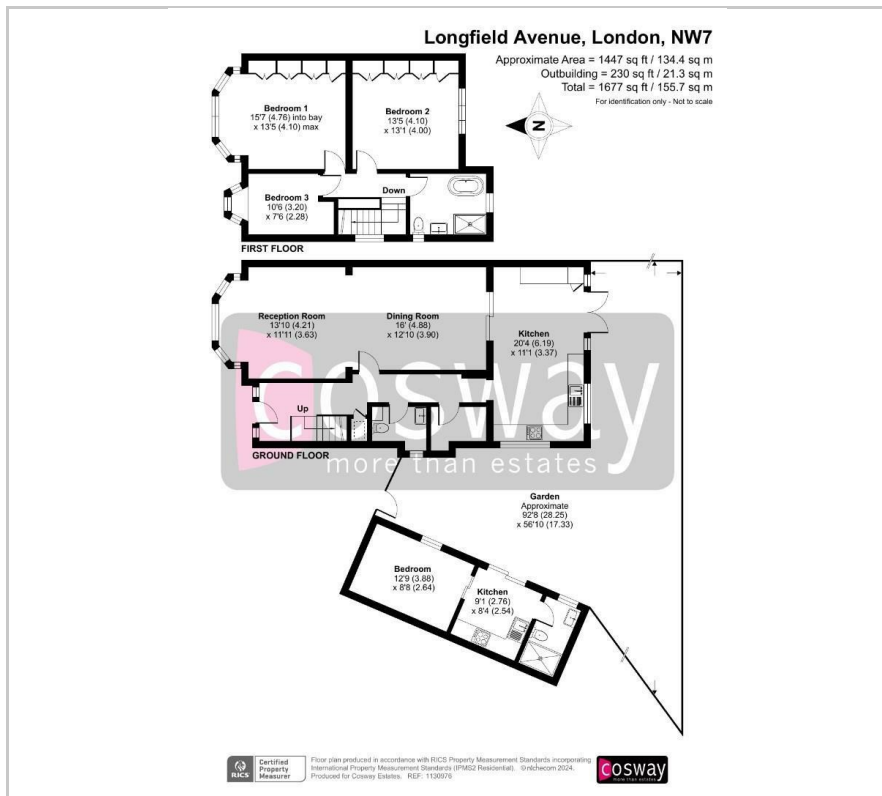
### Viewing

Please contact our Mill Hill Office on 02089590011 if you wish to arrange a viewing appointment for this property or require further information.

- 1677 Sq Ft - Large Plot
- 3/4 Bedroom House
- Excellent Condition
- Spacious Reception and Dining Room
- Eat In Kitchen - Breakfast Room
- Large Self Contained Flat
- 90 Ft Rear Garden
- Off-Street Parking



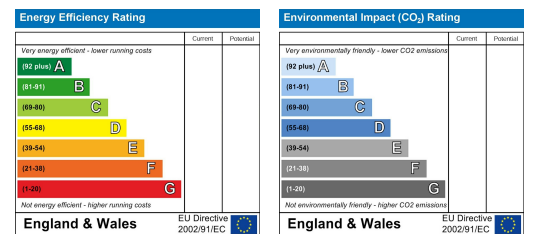
## Floor Plan



## Area Map



## Energy Efficiency Graph



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