

# roundtree

real estate



Manor Hall Avenue, Hendon NW4

£2,250,000



5



2



Y

Freehold



BRITISH  
PROPERTY  
AWARDS

2022



GOLD WINNER

ESTATE AGENT  
IN NW4



BRITISH  
PROPERTY  
AWARDS

2022 - 2023



GOLD WINNER

LETTING AGENT  
IN NW4

*A fresh approach to your property journey...*

A stunning and truly impressive 5 double bedroom 2 bathroom ( 1 Ensuite) detached family home situated in one of hendon's premier turnings, with huge potential to extend Subject to planning permission (stpp) with over 2500 sq ft of living space spread across two floors. this property is perfect for growing families or those seeking a generous amount of space.



Five double bedrooms

Two Bathrooms (One Ensuite)

Four reception rooms

Kitchen/Breakfast room

Two Utility rooms

Ground floor Cloakroom

Large south facing rear garden

Attached Garage

Driveway providing off street parking for numerous cars





The exterior of the house is oozing with character, with a double frontage and an attached garage accessible via its own driveway. The beautifully maintained 80ft south facing rear garden is not only spacious but also provides a sense of privacy, making it an ideal space for outdoor activities and relaxation plus ensuring ample sunlight throughout the day.

*A fresh approach to your property journey...*



The property boasts numerous features that enhance its appeal. There are two utility rooms, a 40ft through lounge and an additional living room, allowing for flexible use of the living space. The Principal bedroom is escorted by a large En-suite and the high ceilings throughout the property add to the sense of grandeur and spaciousness.

*A fresh approach to your property journey...*

## Floorplan

## EPC

A

B

C

D

E

F

G

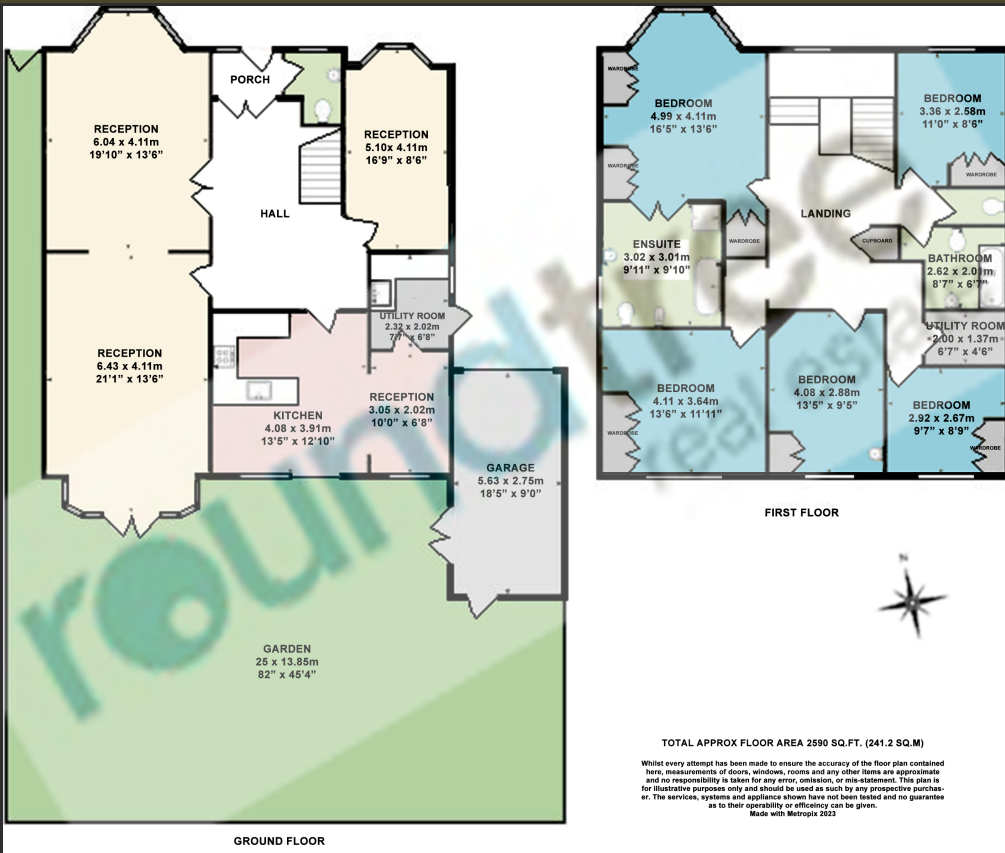
E

1 Sentinel Square, Brent Street  
Hendon, NW4 2EL

020 8203 21111

mail@theroundtree.com

theroundtree.com



### Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you.

**Get in touch today!**



General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ROUNDTREE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

*A fresh approach to your property journey..*