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real estate



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Sunny Gardens Road, Hendon NW4

£999,950



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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 beautifully presented, substantial 4 double bedroom - 3 bathroom (2 En-suite) family home.

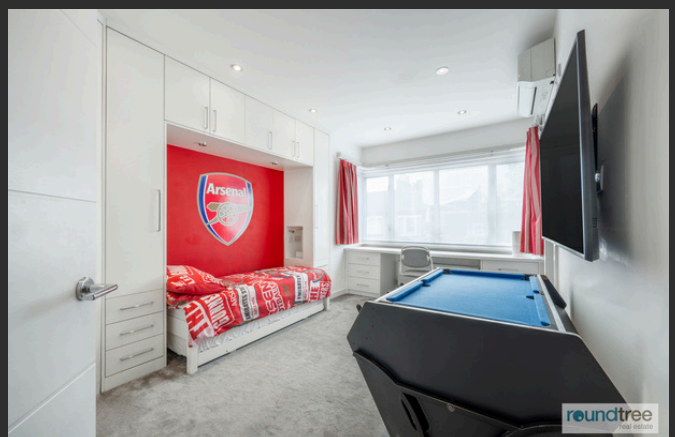
Featuring lovely high ceilings and situated in this prominent position within walking distance of public transport, shopping facilities, local amenities and schools.

The house has potential to extend further with planning permission already in place for full width rear extension.



- Four Double bedrooms
- Three bathroom (Two Ensuites)
- Large through Living room
- Spacious open Plan Kosher kitchen/Dining room
- Lovely High ceilings
- Huge 70 Ft Rear Garden
- Big Driveway providing parking for 2 cars
- Excellent Condition
- Over 1800 SQ FT of Living space
- Ground floor cloakroom
- Home office
- Air conditioning
- Close proximity to public transport
- Planning permission to extend the house further
- Sole Agent





The property comprises a large through living room with spacious Kosher Kitchen/dining room with doors leading to a 70 ft rear garden with patio area and mainly laid to lawn. On the first floor there 3 double bedrooms one with ensuite plus a family bathroom. On the top floor there is the principal bedroom with ensuite and walk in wardrobe/Office.

**There is also air conditioning in 2 bedrooms
To the front there is a large driveway providing off street parking for 2 cars.**



Sole Agents.

A fresh approach to your property journey...

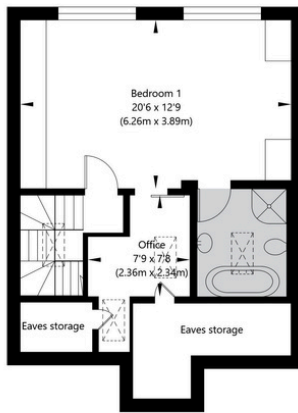
FLOOR PLAN



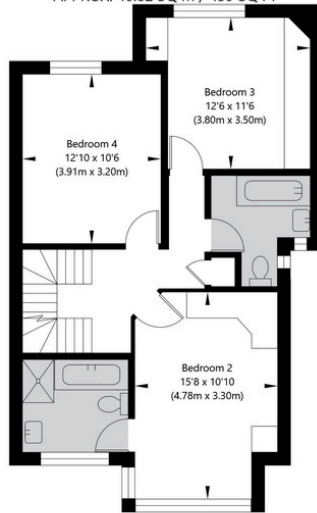
Sunny Gardens Road, London, NW4 1SJ



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 64.64 SQ M / 696 SQ FT



Top Floor
GROSS INTERNAL FLOOR AREA
APPROX. 40.82 SQ M / 439 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 62.12 SQ M / 669 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 167.58 SQ M / 1804 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

EPC



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A fresh approach to your property journey...