



## **SOUTHBOURNE CRESCENT**

Hendon  
London NW4







Freehold  
4 Bedrooms  
£1,200,000  
EPC Rating: D

A Beautifully presented 4 bedroom, 2 bathroom (one en-suite) semi-detached family home with huge scope for extension STPP (Subject to planning permission) and 1877 SQ FT/ 174.36 SQ M of spacious living accommodation.





Internally the ground floor boasts a large light and airy double volume reception room, large entrance hallway with parquet flooring, large kitchen/breakfast room, self contained studio with en-suite bathroom.

The first floor comprises 4 good sized bedrooms and a modern fitted family bathroom.

The property further benefits from a huge rear garden and driveway providing off street parking. Sole agent.





- Four good sized bedrooms
- Two bathrooms (one en-suite)
- Two reception rooms
- Spacious kitchen/breakfast room
- Ground floor cloakroom/ W/C
- Studio - Could be used as a 5<sup>th</sup> bedroom
- 174.36 SQ M/ 1877 SQ FT of living space
- Large rear garden
- Driveway parking
- Huge potential for extension STPP (Subject To Planning Permission)
- Sole Agent







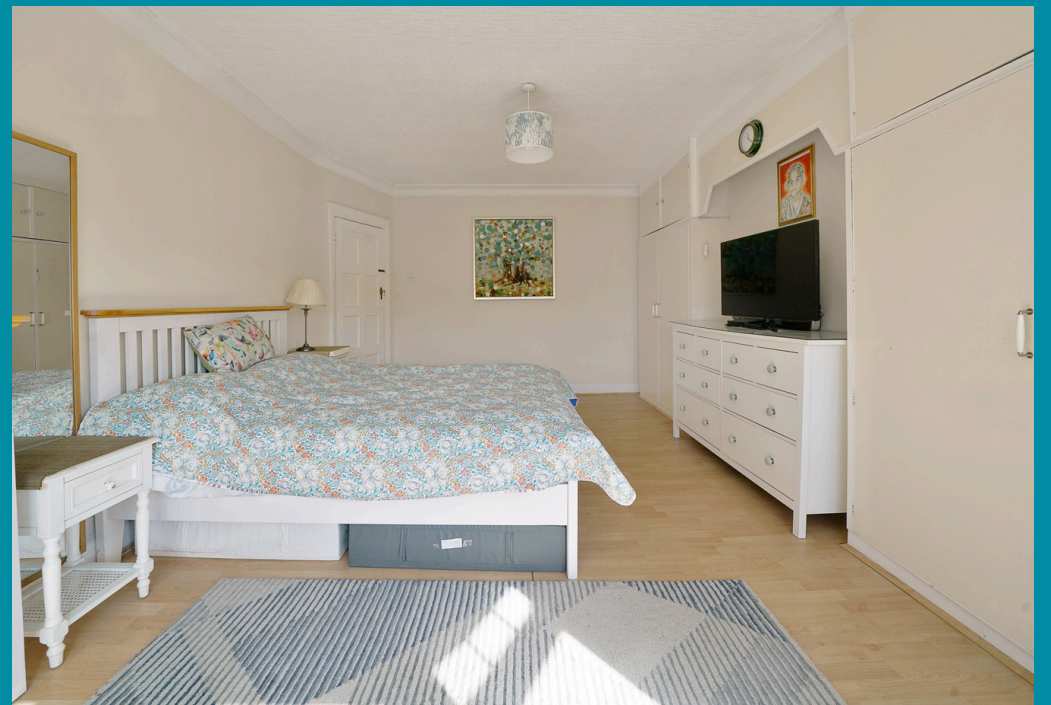


# Hendon

Hendon is a cosmopolitan, multicultural area that benefits from a relaxed pace of life and a wide range of attractive amenities. Hendon's transport connections are excellent, with the M1 nearby and easy access to central London along the Northern Line. Thanks to its diverse population, Hendon has some of the best restaurants in north London, while its popularity with families ensures there is a good selection of schools.

While Hendon property prices have done well over the last few years, the area still represents a good-value option for renting or buying when compared against other parts of London.



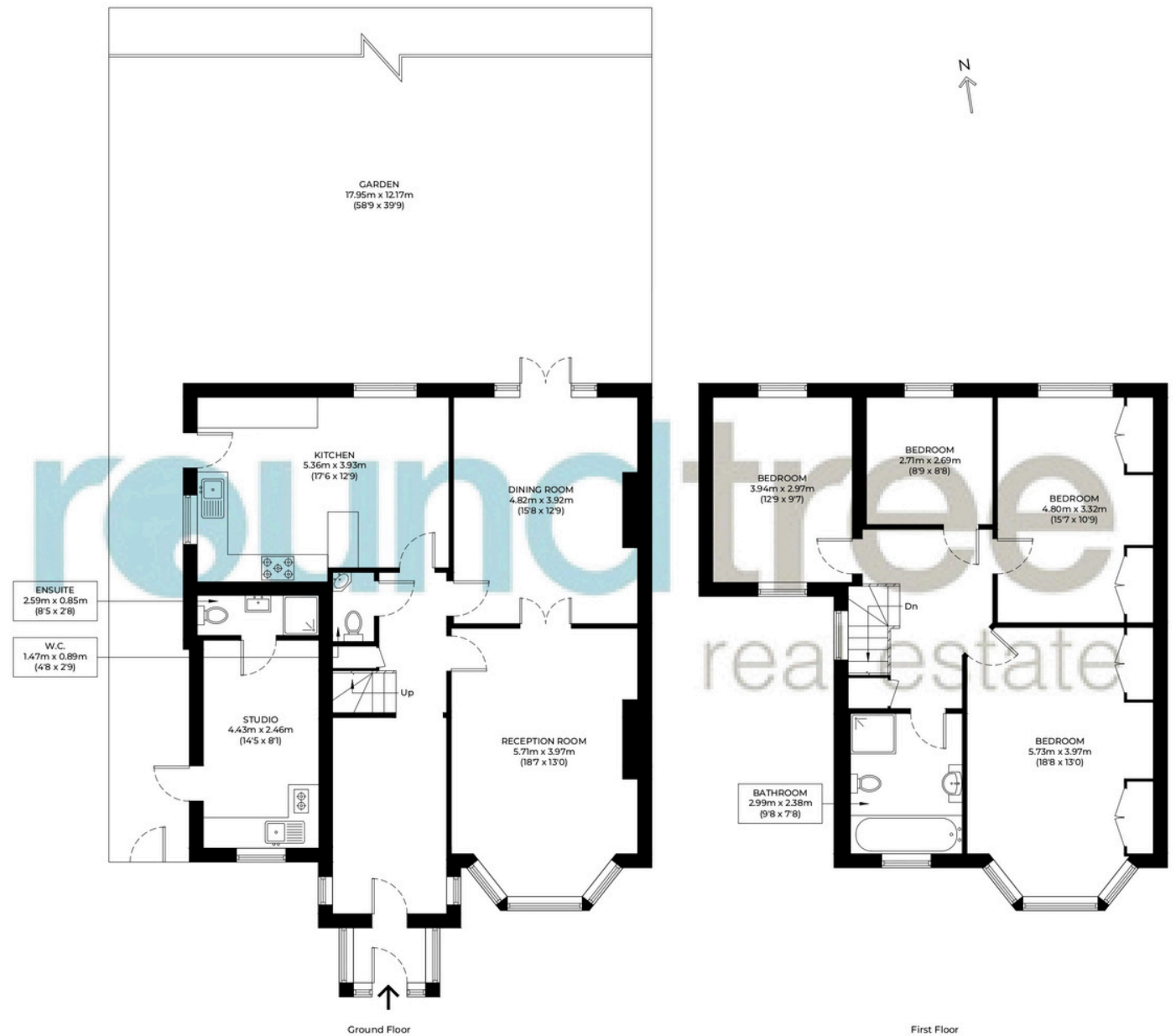




# Floorplan

Approximate gross internal area

147.36 sqm / 1877 sqft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence that the information, it must not be relied on. Maximum widths and lengths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



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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 WHATEVER IN RELATION TO THIS PROPERTY.