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## Lyndale Avenue Childs Hill NW2

An attractive four bedroom semi-detached family house (2,418sqft / 224sqm gross), situated in this quiet tree-lined turning.

The ground floor accommodation is ideal for entertaining and boasts two reception rooms and a large kitchen/breakfast room leading out to the circa 130' mature and well-stocked rear garden.

The first floor enjoys a large principal bedroom with en suite bathroom and there are two further bedrooms and a family bathroom. The second floor lends itself to a large 20' fourth bedroom and there is a large storage area within the eaves.

There is a brick built garage (accessed via a shared driveway) which could form part of a rear extension.

Lyndale Avenue is a popular tree-lined road, situated within a short walk to the transport facilities on Finchley Road which provides easy access into the West End and City.

**£1,999,950**

**Freehold**







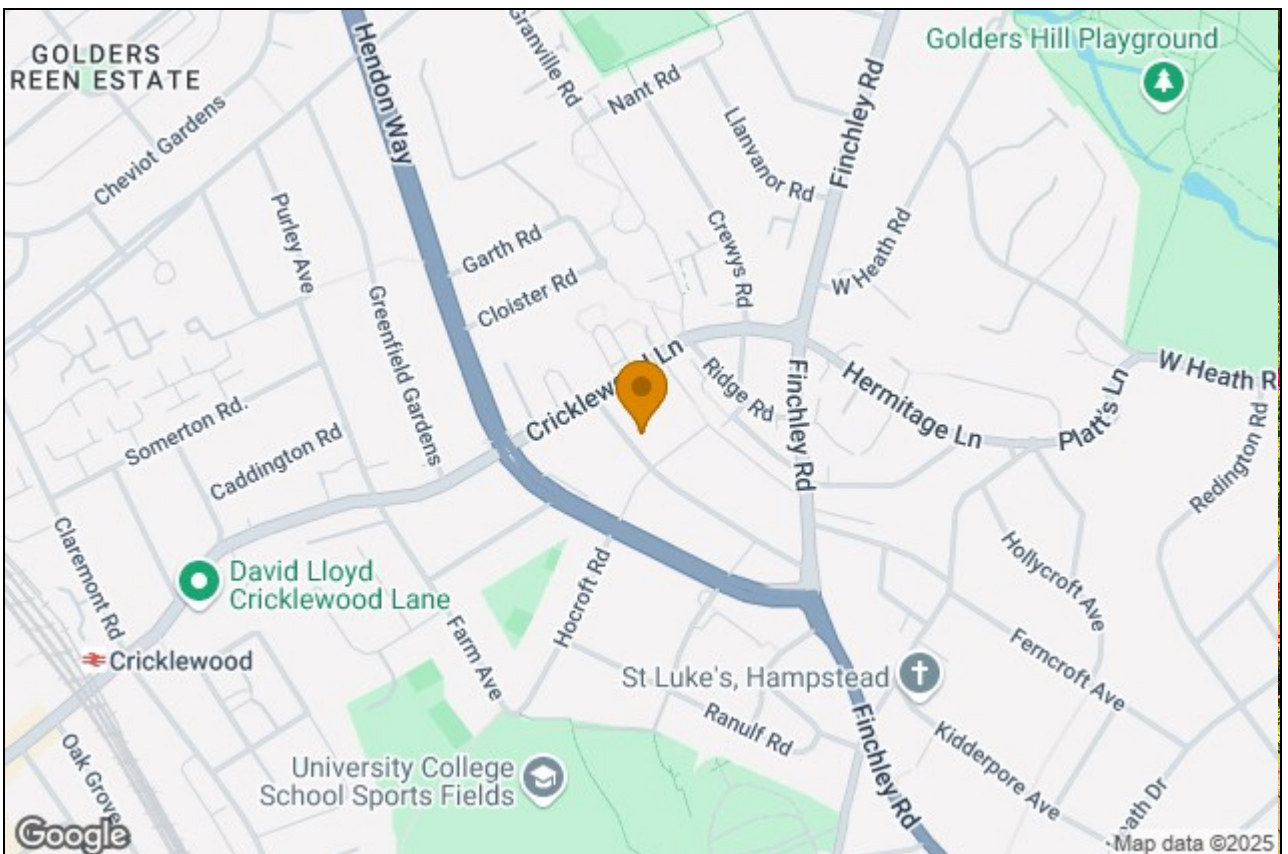
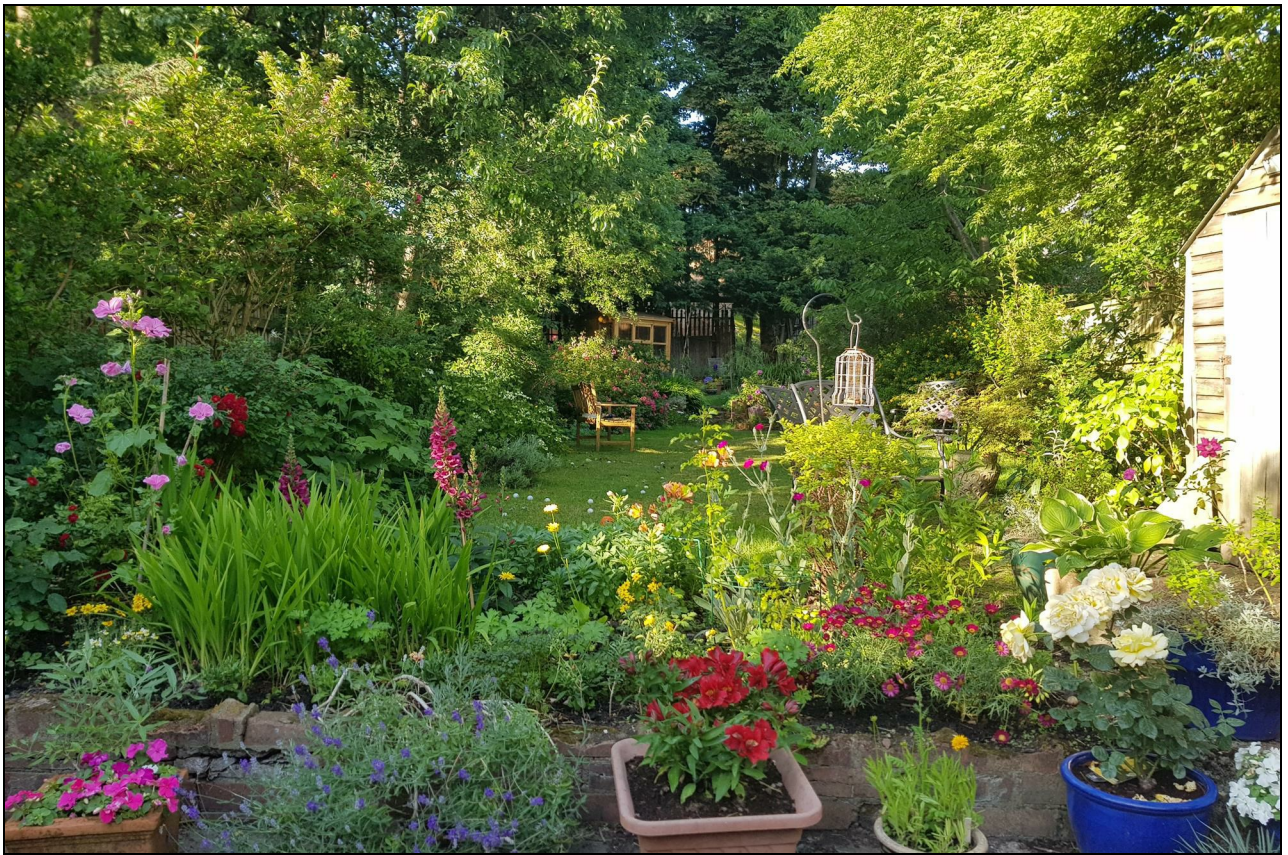
















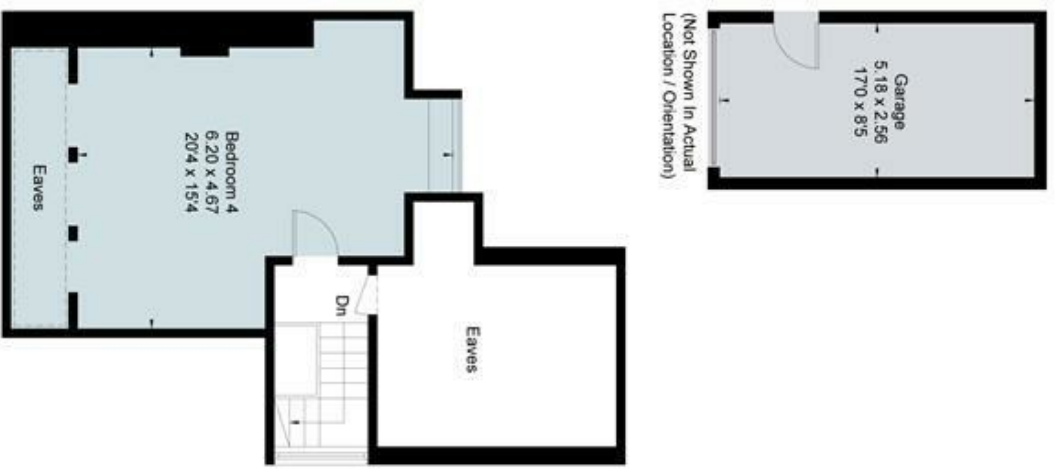
Approximate Floor Area = 211.4 sq m / 2275 sq ft  
Garage = 13.3 sq m / 143 sq ft  
Total = 224.7 sq m / 2418 sq ft (Including Eaves)



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #85727