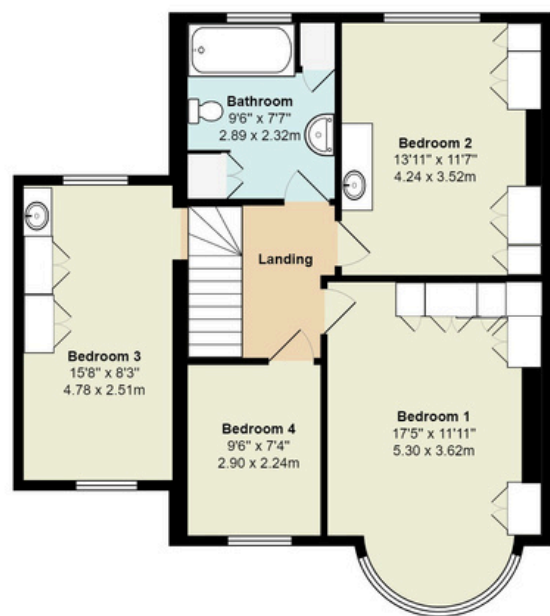
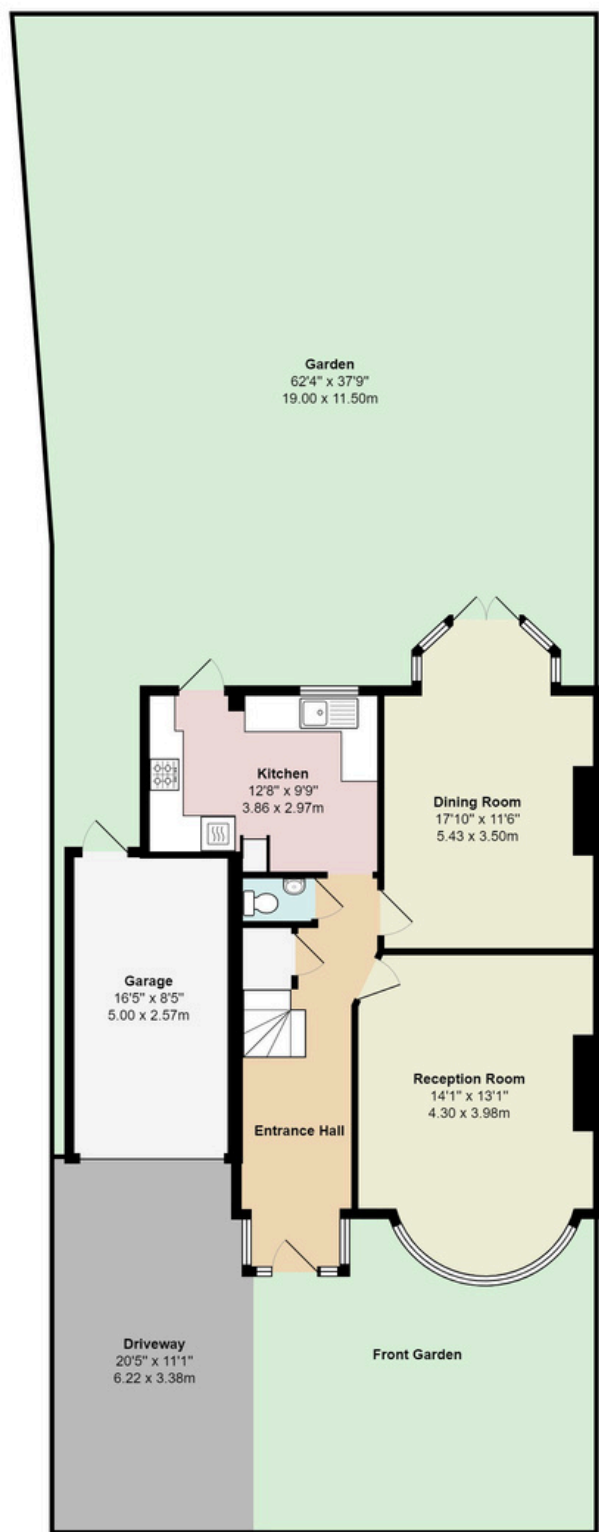




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First Floor
 Area: 740 ft² ... 68.7 m²
 Heat-Loss Perimeter: 82ft ... 25.1m

Ground Floor
 Area: 826 ft² ... 76.7 m²

Southfields NW4
 Total Area: 1566 ft² ... 145.5 m² (Includes Garage)
 All measurements are approximate and for display purposes only



Southfields, Hendon, NW4

Guide Price : £799,900

Exclusive Four bedroom detached house, arranged over two floors extending to approximately 1566 ft.² / 145.5 m².

The property was extended in the late 1970's over the garage to provide a further bedroom. There is further potential to vastly expand the current footprint of the house by extending at the rear and convert the loft space (subject to normal planning consent)

Comprising entrance hall with guest cloakroom, two separate reception rooms, and refitted modern kitchen, updated approximately 10 years ago. On the first floor, there are three double bedrooms and a single bedroom to have their own wash facilities and a full bathroom. Outside there is a mature rear garden approximately 60 x 40, a front garden and driveway.

Conveniently located close to Middlesex University, Sunnyhill Park and Hendon Central tube station.



Telephone 020 8381 4970 Email info@moreland.uk.com

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Tenure Freehold



1566 sqft / 145.5 m²



4 Bedroom



1 Bathroom



Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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