



All measurements are approximate and for display purposes only



Basing Hill, Golders Green, London, NW11

Guide Price : £1,800,000

This substantial five/six bedroom semi-detached home offers an impressive living space extending to over 2500 square feet. With a converted garage providing an annex or the potential for additional income, this property has been cherished by the current owners for nearly 20 years, but they have now decided to downsize.

Upon entering the property, you are welcomed by an entrance hallway that sets the tone for the spacious and inviting interiors. The ground floor features three interlinking reception spaces, including a bay-fronted lounge, a dining area, and a rear reception room. These interconnected spaces offer flexibility for various living arrangements and provide ample room for entertaining. A spacious kitchen/breakfast room is also present on the ground floor, offering the opportunity for further customisation. Some buyers may choose to complete additional work to open up the ground floor and create a large kitchen/family area, subject to building regulations.

An exciting addition to the ground floor is the converted garage, which currently has access from the front of the property. However, the owners have confirmed that it can be adapted to create direct access from the main house. This area comprises an open-plan reception room/kitchen and a bedroom with an en-suite shower room. The versatile space of the converted garage can be used as an annex or, as it is currently let, it can generate additional income for the new owners.

Access to the first floor is via a sweeping staircase featuring a large feature window, allowing natural light to flood the space. The first floor accommodates four bedrooms and a family bathroom. A further staircase leads to the top floor, where a bedroom with an en-suite shower room and additional eaves storage can be found.

Externally, the property features a front garden with a brick-paved driveway that can accommodate two cars. The rear garden is positioned to a south-easterly aspect and offers a raised patio area, a lower patio section with a pergola, and a mature garden with a lawn.

The property not only functions perfectly as a family home, but it also presents potential for development or extension, subject to obtaining planning permission. This versatility offers buyers the opportunity to tailor the property to their specific needs and preferences. In summary, this substantial semi-detached home combines spacious living areas, an annex with additional income potential, and beautiful gardens. With its inviting interiors, scope for further development, and desirable location, this property presents an enticing opportunity for those seeking a versatile and well-loved home.



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Tenure Freehold



2518 sqft / 234 m2



6 Bedroom



3 Bathroom



Drive

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	76 C
39-54	E		
21-38	F		
1-20	G		



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