roundtree
real estate

HENDALE AVENUE

Hendon

London NW4



Semi Detached House
EPC Rating: D

Price £899,950

A delightful and beautifully presented Five bedroom three bathroom semi-detached family home, situated in one of Hendon's popular turnings and within minutes walking distance of Sunny Hill Park as well as public transport and shopping facilities



Comprising a good size entrance hallway, large living room, Spacious Kitchen/dining/Breakfast room with bi folding doors leading to stunning landscaped rear garden and outbuilding housing for study/Office/Gym space, plus a ground floor cloakroom.

There are three bedrooms on the first floor and the principal bedroom has an Ensuite shower room plus a second family bathroom. Externally to the rear is a spacious garden with patio area and to the front you have a driveway providing off street parking for numerous cars.

Sole Agents.



- Five Bedrooms
- Three Bathrooms (One Ensuite)
- Large Living Room
- Spacious Kitchen/Dining/Breakfast Room
- Beautiful Condition Throughout
- Good Size Rear Garden
- 2009 SQ FT/ 186.3 SQ M of Living Space
- Outbuilding Housing Study/Office Space
- Driveway Parking for Numerous Cars
- Walking Distance of Public Transport and Shopping Facilities
- Sole Agent



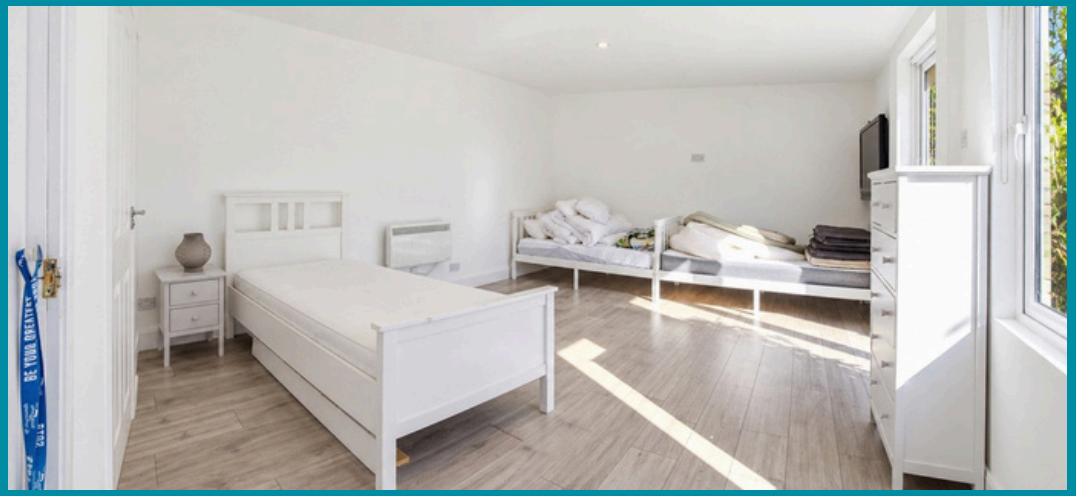
















Floorplan

Approximate gross internal area

186.63 sqm / 2009 sqft

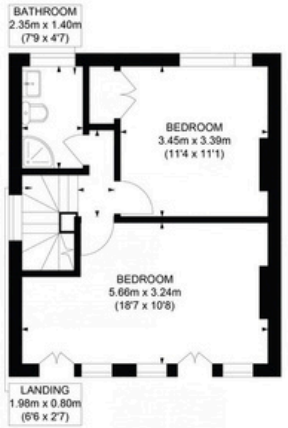
OUTBUILDING
26.72 Sqm / 288 Sqft



Ground Floor



First Floor



Second Floor



GROSS INTERNAL AREA. (GIA)
The footprint of this property.

186.63 Sqm / 2009 Sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, Terraces, Verandas etc.

00.00 Sqm / 000.0 Sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5m

00.00 Sqm / 000.0 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.

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.



To register your interest:

020 8203 21111
sales@theroundtree.com
theroundtree.com
1 Sentinel Square, Brent Street Hendon, NW4 2EL

roundtree
real estate

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.