



## **EGERTON GARDENS**

Hendon, London NW4



Freehold  
Price £999,999  
EPC Rating: E

A bright airy and deceptively spacious four bedroom three bathroom detached family home situated in this prestigious and sought after road in Hendon.



The property comprises a spacious double reception room, Dining room, Separate kitchen, ground floor shower room, bright conservatory leading to the beautiful landscaped garden with large patio area a good size outhouse which could be ideal for Gym or Office /Study.

On the first floor there are four generously sized bedrooms, two bathrooms (One Ensuite) plus huge scope to extend in the loft Space STPP (Subject to planning Permission).

To the front is a paved driveway providing off street parking for numerous cars.

The property is perfectly located just minutes walk from Hendon Central Tube Station (Northern Line), Hendon Overground, Hendon Park, Brent Cross Shopping centre, Schools and local amenities.



- Four bedrooms
- Three Bathrooms (Two Ensuites)
- Three Reception rooms
- Separate Kitchen
- Conservatory
- Good size rear garden
- Ground floor Shower room
- Outbuilding
- Paved Driveway providing off street parking for numerous cars
- High Ceilings
- Close to public Transport
- Potential to extend
- Approximately 2000 SQ Ft of living Space



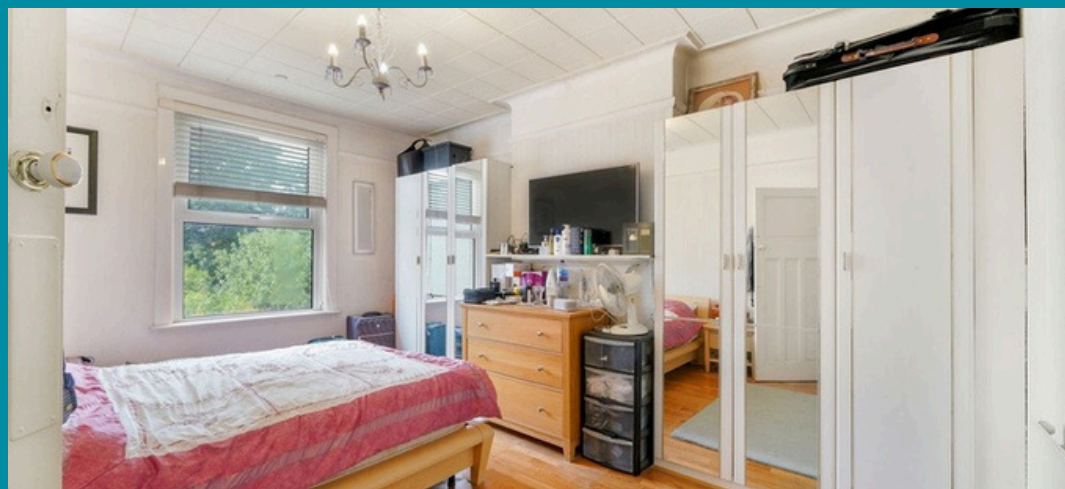
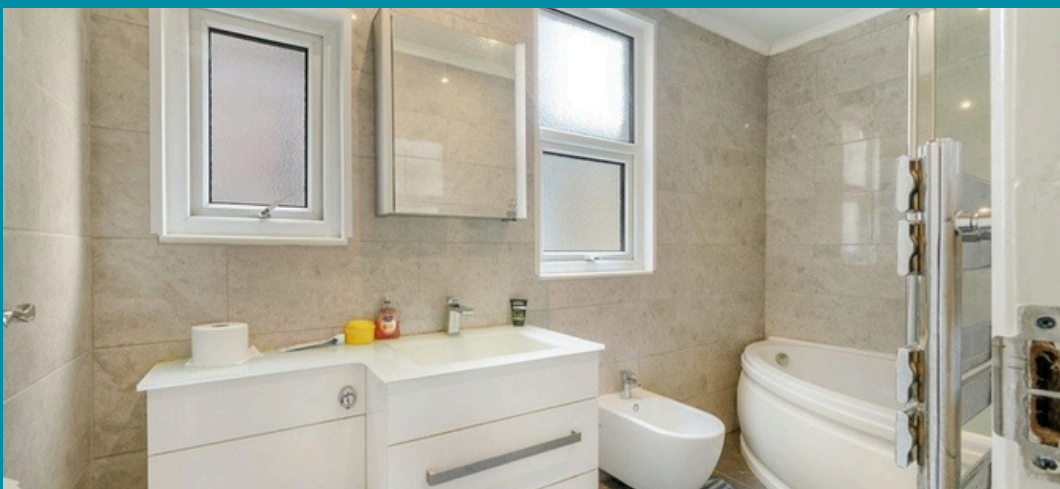
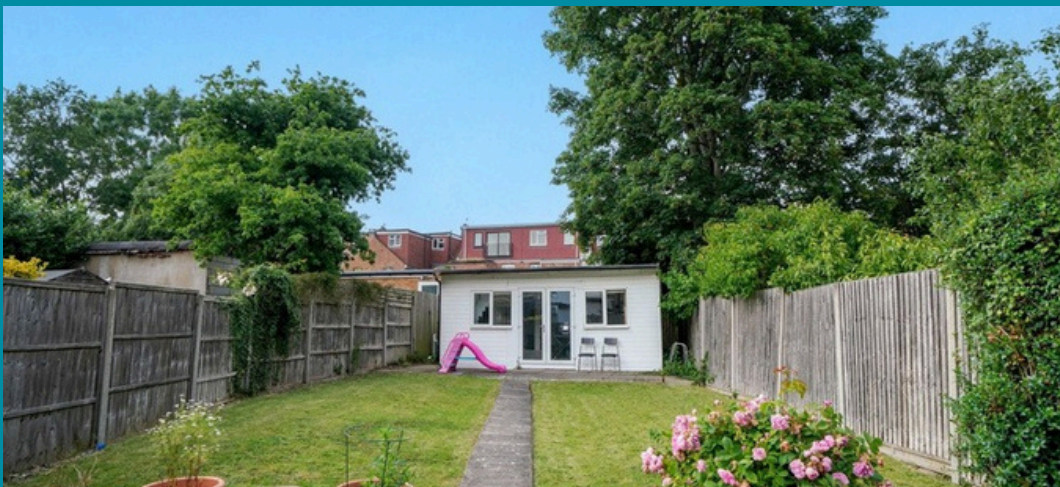


roundtree  
real estate

# 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.

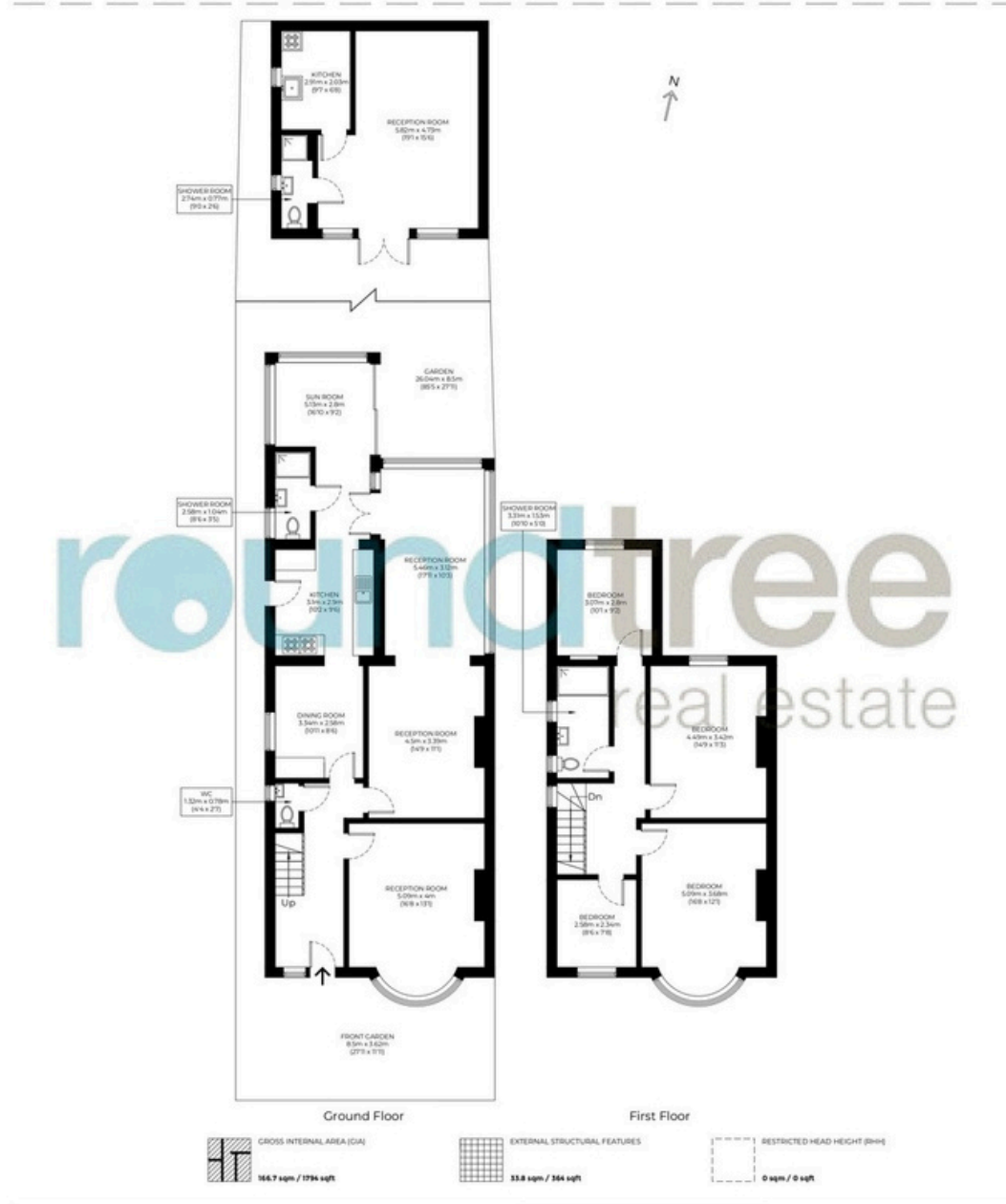
While Hendon property prices have done well over the last few years, the area still represents a good-value option for renting or buying when compared against other parts of London.



# Floorplan

Approximate gross internal area

166.7 sqm / 1794 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.

020 8203 2111  
www.theroundtree.com

To register your interest:

020 8203 2111

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.