DREAMVIEW
ESTATES

Asking Price £750,000

Woodville Road, Golders Green,London, NW11 9TN



3
Bedrooms

0
Bathroom

34 Golders Green Road, London, NW11 8LL |
mail@dreamviewestates.co.uk

020 8455 0055

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- Great residential street
- A house to put your own stamp on
- Potential for a driveway STPP
- Chain free sale
- Fantastic starter home
- With further potential STPP
- Well located
- Close to schools, shops and synagogues

This three-bedroom terraced house on Woodville Road, London NW11, offers a fantastic opportunity to create a personalized home. The property features one bathroom and two reception rooms, providing ample space for family living. The layout includes a dining area with a large bay window, allowing natural light to fill the room, and a separate living room, which can of course be opened up to create a through dining lounge.. The kitchen is functional, with potential for modern upgrades to suit your style.

The property is located on a great residential street, being well-connected to local amenities. There is potential for a driveway, subject to planning permission, enhancing the convenience of this home. The sale is chain-free, making it an attractive option for those looking a more stress free purchase.

The outdoor space includes a garden at the rear, providing a private area for relaxation. The property is well-located, close to schools, shops, and Shuls, making it suitable for families and individuals alike. The area is known for its community feel and accessibility to essential services.

The Energy Performance Certificate (EPC) rating is C, with a current score of 71 and a potential of 80, indicating good energy efficiency and the possibility for further improvements.

This property is a fantastic starter home with room for further development, subject to planning permission. Its location offers easy access to a range of amenities, shops, schools, shuls & transport making it a practical choice for those looking to settle in a vibrant community.

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Tenure : Freehold

Council Tax Band : E

- Construction materials used: Brick and block
- Water sources: Direct mains water
- Electricity source: National Grid
- Sewerage arrangements: Standard UK domestic
- Heating Supply: Central heating (gas)

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Garden *34' 9" x 21' 4" (10.59m x 6.50m)*

Utility Room *9' 1" x 5' 5" (2.77m x 1.65m)*

Dining Room *15' 1" x 10' 4" (4.60m x 3.15m)*

Kitchen *11' 6" x 9' 5" (3.51m x 2.87m)*

Reception Room *16' 1" x 11' 11" (4.90m x 3.63m)*

Front Garden *21' 4" x 17' 9" (6.50m x 5.41m)*

WC

Bedroom *15' 2" x 10' 10" (4.62m x 3.30m)*

WC

Bathroom *8' x 5' 8" (2.44m x 1.73m)*

Landing

Bedroom *16' 3" x 12' 2" (4.95m x 3.71m)*

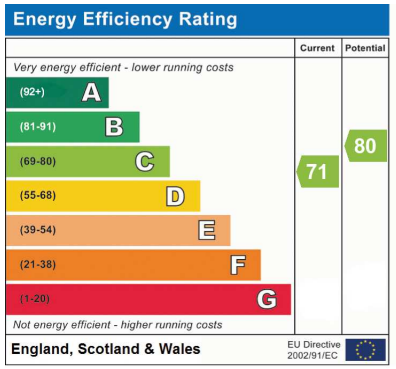
Bedroom *8' 11" x 7' 8" (2.72m x 2.34m)*

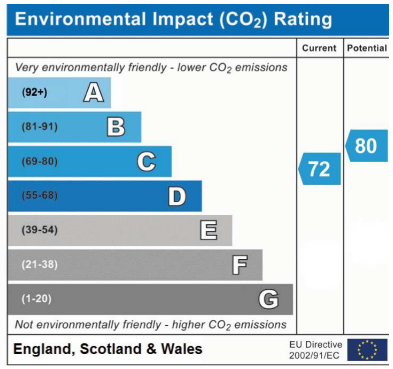
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