



Sydney Grove

4 Bedroom

£1,260,000

Hendon Central, Hendon

KINGSLEYS

38 Sydney Grove



Description

- Detached House - Part-Furnished or Unf
- 2 Bathrooms
- No special accessibility
- Separate WC
- Washing Machine
- Gas Central Heating
- 4 Beds + 1 Reception
- Shower
- Driveway Parking
- Garden
- Dish Washer

An impressive four-bedroom detached family residence extending to approximately 2,394 sq ft (222.4 sq m), including a guest suite/workspace, providing generous, well-planned accommodation with exceptional versatility, positioned on the highly sought-after Sydney Grove in Hendon.

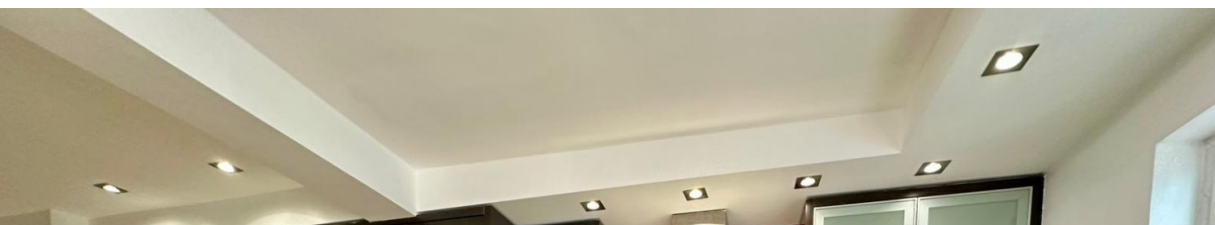
This substantial home provides bright and adaptable living space ideally suited to modern family life. The ground floor features a spacious reception room with clearly defined areas for relaxing, dining and entertaining, while retaining an open and sociable feel. The layout offers excellent flexibility and can easily accommodate a formal sitting room, family lounge, dining area, playroom or home-working space.

The kitchen is positioned at the heart of the home and is well appointed with ample storage and preparation space, together with integrated appliances including a dishwasher and washing machine, making it perfectly suited to day-to-day family living.

The property benefits from four well-proportioned bedrooms, complemented by two bathrooms and a separate guest WC - a rare and highly practical arrangement for larger households. A particular highlight is the self-contained one-bedroom annex/home office situated to the rear of the garden. This versatile space is ideal for use as a guest suite/workspace. Externally, the property enjoys a private rear garden, ideal for outdoor entertaining and family use, together with off-street parking to the front.

Sydney Grove is conveniently located for the shops, cafés and amenities of Hendon, as well as nearby green spaces. Excellent transport links include Hendon Central Underground Station (Northern Line) and Hendon Thameslink, providing swift and direct access into Central London and beyond.

This is a rare opportunity to acquire a substantial and flexible family home in a prime Hendon location.



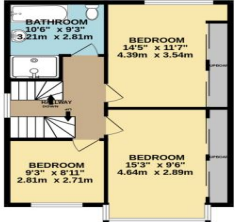
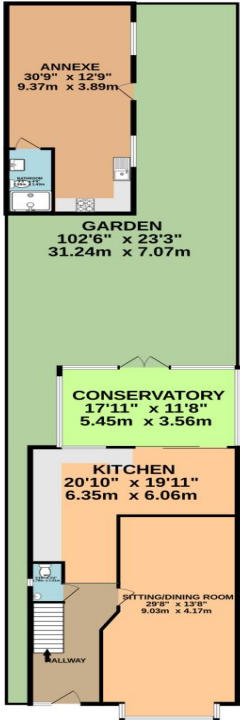
Accommodation Comprises:



Certificate Number : 5732-8728-1100-0658-9296

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83
69-80	C		
55-68	D	64	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/5732-8728-1100-0658-9296>



TOTAL FLOOR AREA : 2394 sq.ft. (222.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020.



KINGSLEYS

92 Golders Green Road,
London, NW11 8HB

telephone : 020-8458-3333

email : office@kingsleys.uk

www.kingsleys-estates.co.uk

NB: Although we believe these particulars to be correct with the information provided by the Landlord, they cannot be guaranteed. No services have been tested and we must suggest that, if any item is of a specific importance to you, that you should make your own enquiries. Please note that measurements have been taken using a sonic tape which may only be accurate to + 6". Metric equivalents are shown to provide an approximate guide only & (TBC) = To Be Confirmed.