

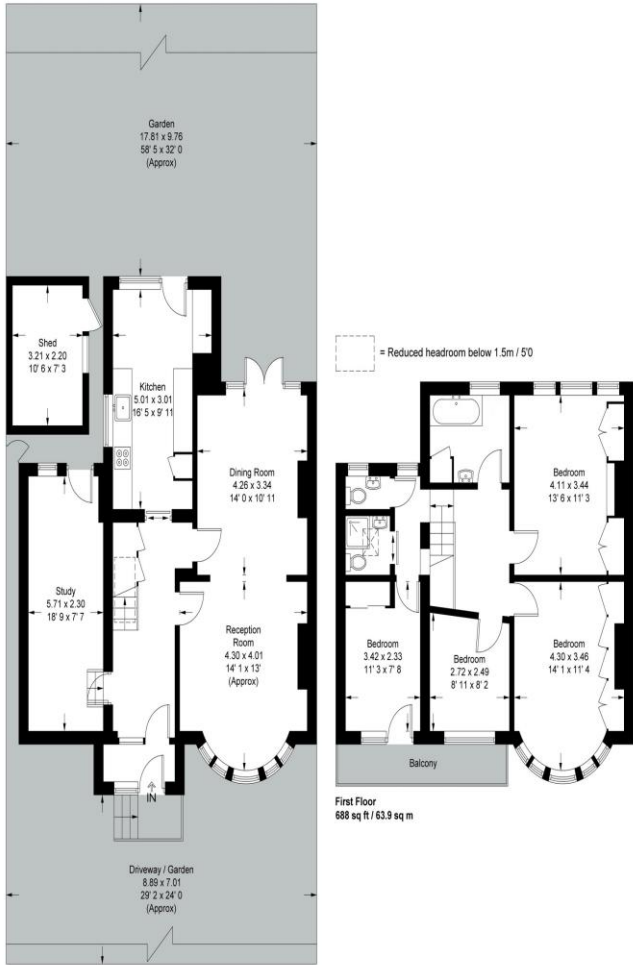
4 Bedroom Semi  
Marys Crescent  
Hendon NW4

- Spacious family home
- Four bedrooms
- Semi-detached
- Double reception room

Asking price of £975,000  
Freehold

# St. Marys Crescent

Approximate Gross Internal Area = 1480 sq ft / 137.5 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 11 sq ft / 1 sq m  
 Shed = 75 sq ft / 7 sq m  
 Total = 1566 sq ft / 145.5 sq m



Ground Floor  
 803 sq ft / 74.6 sq m  
 (Including Reduced Headroom)

First Floor  
 688 sq ft / 63.9 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Situated on a quiet residential turning just off Greyhound Hill, this attractive four-bedroom semi-detached family home enjoys a truly enviable position backing directly onto Sunny Hill Park, offering delightful green views and a peaceful setting.

The well-planned accommodation comprises a welcoming double reception room, a spacious kitchen/dining room featuring a recently fitted contemporary kitchen, four well-proportioned bedrooms and two modern bathrooms, providing flexible living space perfectly suited to growing families.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.