



Raeburn Close | London | NW11

Asking price £2,295,000 | Freehold

 4  3  2  E

ADN
RESIDENTIAL

A beautifully presented four double bedroom family home, quietly positioned within an attractive cul-de-sac off Wildwood Road and approximately 100 metres from the Heath Extension.

Offering over 2,500 sq ft of well-planned accommodation, the property features a generous reception and dining room, alongside a separate kitchen and breakfast room with direct access to the rear garden.

The principal bedroom suite includes a private bathroom, dressing room and balcony. There are three further double bedrooms, one of which benefits from an en-suite shower room, together with a family bathroom and guest cloakroom.

Set back behind a charming front garden, the property provides off-street parking for up to three cars. To the rear is a beautifully maintained garden with a paved patio, creating an ideal setting for outdoor dining and entertaining.

The house is located approximately one mile from the shops, cafés and restaurants of Temple Fortune, as well as Golders Green Underground Station, providing convenient connections into central London.

Tenure: Freehold

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- | | |
|-------------------------|---------------------------------|
| • 4 Bedrooms | • Spacious Reception Room |
| • Kitchen / Family Room | • 3 Bathrooms |
| • South Facing Garden | • Off Street Parking for 3 Cars |
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Council Tax Band: G
EPC: E







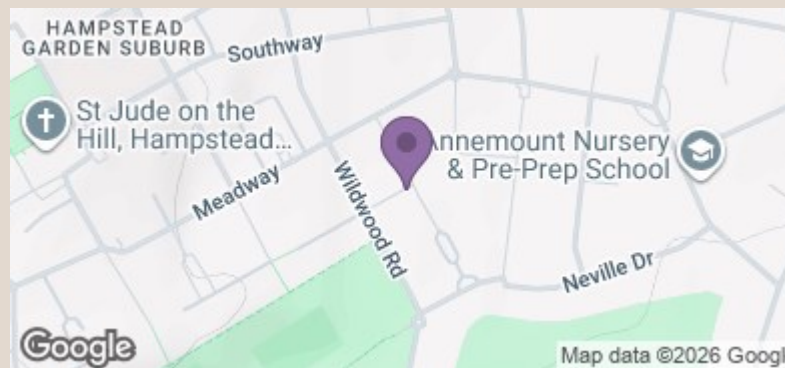




Raeburn Close, NW11
Approximate gross internal area
2544 sq ft / 236.35 sq m
(Including Eaves Storage & Restricted Height Under 1.5m)
Eaves Storage & Restricted Height Under 1.5m
324 sq ft / 30.10 sq m



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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