



VAUGHAN AVENUE

Hendon
London NW4



Integral Garage
Driveway Parking
Price £1,325,000
EPC Rating: C

A bright and beautifully presented four double bedroom, two bathroom Detached family home with 2266 SQ FT/ 210.05 SQ M of living space. Arranged over two floors situated in the ever popular Edgeworth estate within walking distance of Hendon Central tube station, Hendon Mainline Station, shopping facilities and local amenities.



Internally the spacious accommodation includes good size hallway with ground floor cloakroom ,Expansive living/dining room , an extremely large recently modern Kitchen/breakfast room, ground floor cloakroom, utility room, four bedrooms (one with ensuite) plus huge potential to extend STPP (Subject To Planning Permission) at the back, side and loft area.

There is a lovely size driveway with parking for numerous vehicles, an integral garage and well presented large landscape rear garden with good size patio, seating area and shed.

This is a chain free transaction.



- Four Double bedrooms
- Two Bathrooms (One Ensuite)
- Through living/Dining room
- Large kitchen/Breakfast Room
- Good size Entrance hallway
- Spacious rear Garden
- Integral garage
- Utility Room
- Ground floor cloakroom
- Driveway Parking
- Chain free
- Sole Agent

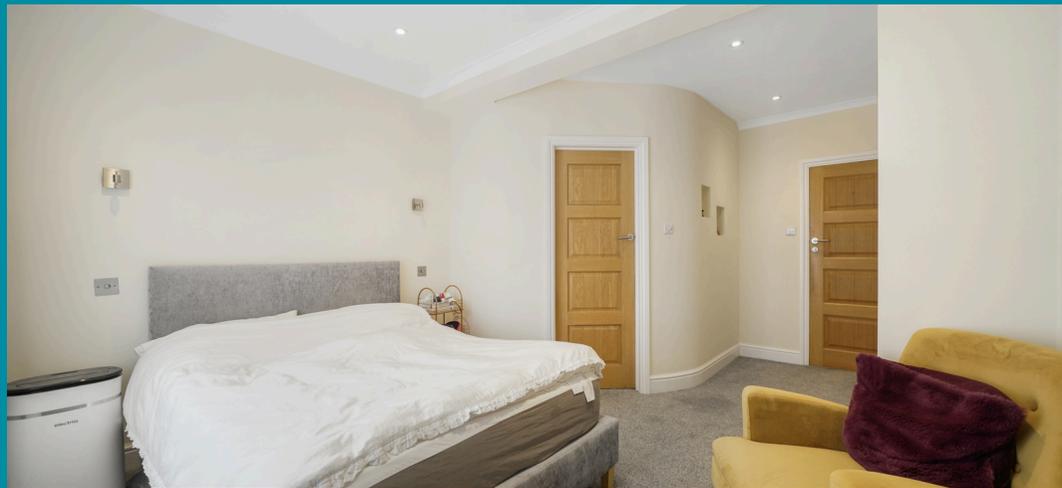
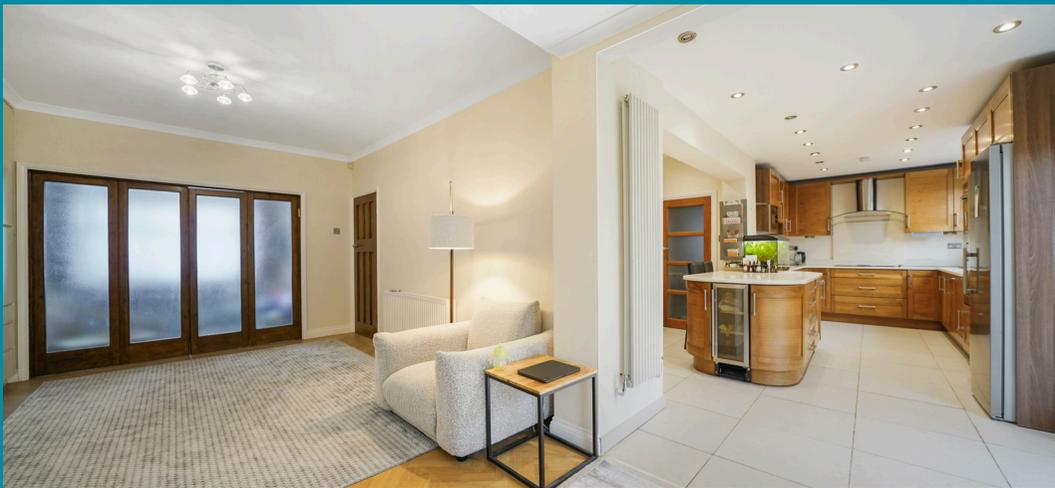




Hendon

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.

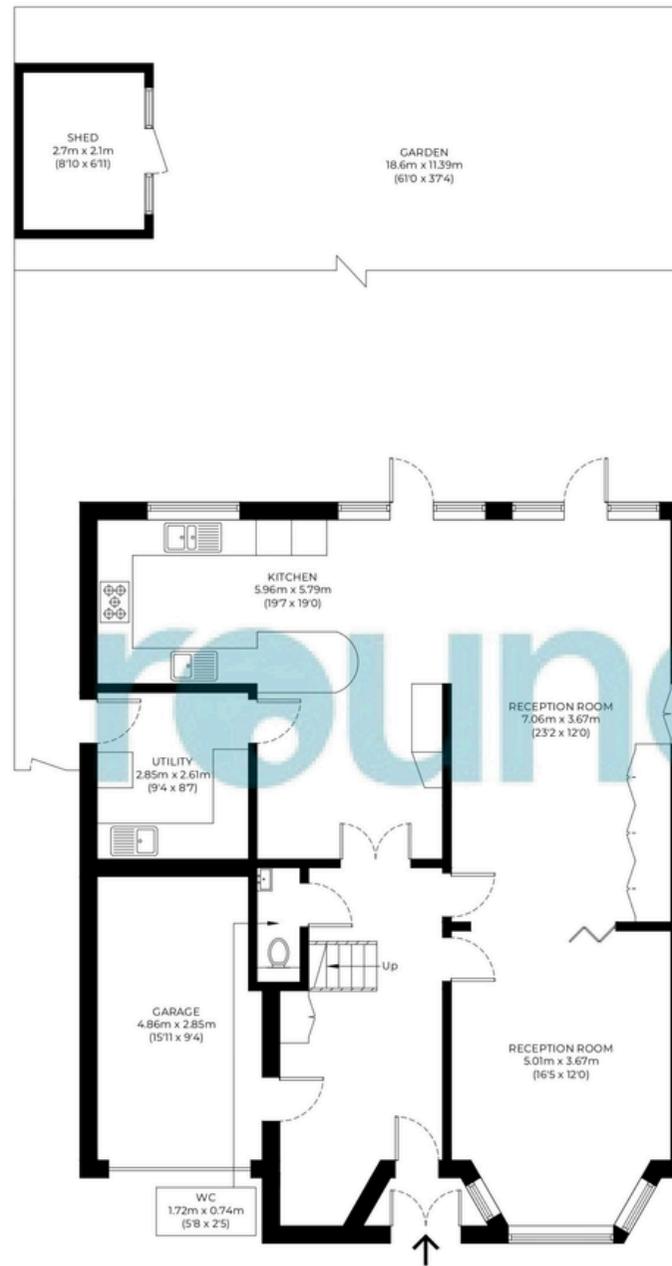
While Hendon property prices have done well over the last few years, the area still represents a good-value option for renting or buying when compared against other parts of London.



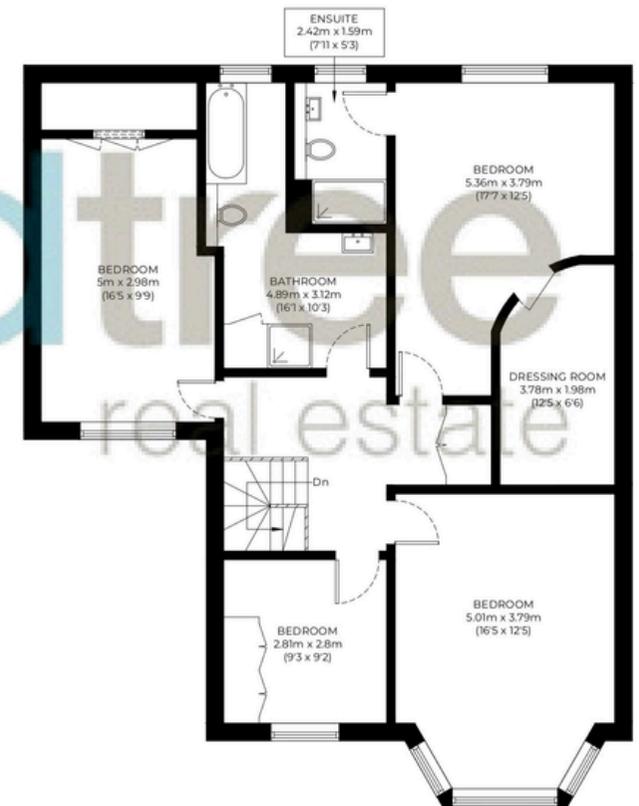
Floorplan

Approximate gross internal area

210,5 sqm / 2266 sqft



Ground Floor



First Floor

 GROSS INTERNAL AREA (GIA)
210.5 sqm / 2266 sqft

 EXTERNAL STRUCTURAL FEATURES
5.7 sqm / 61 sqft

 RESTRICTED HEAD HEIGHT (RHH)
0.00 sqm / 0.00 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.

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