



## **HOLDERS HILL AVENUE**

Hendon  
London NW4







4 Bedrooms

3 Bathrooms

EPC Rating: C

Offers in excess of £1,000,000

Situated on a desirable road on a corner plot is this extended semi detached family home. The property has been remodelled and renovated by the current vendors, boasting high ceilings and extending to 2221sq.ft (206.35sqm)



Internally to the ground floor the property comprises a spacious modern kitchen breakfast room, a large reception/dining room with doors leading out onto garden, utility room, bedroom four and modern shower room. The first floor accommodates 3 bedrooms with the principal benefiting from a modern ensuite shower room, modern family bathroom suite and plenty of storage options. Externally there is a large driveway with parking for numerous cars, well presented garden to rear and hardstanding providing access to garage. The property is ideally located for local schooling, shopping amenities, transportation and Windsor Open Space and would make the perfect Family home. Sole Agents.





- Renovated throughout
- Large driveway
- Air conditioning
- Garage at the rear





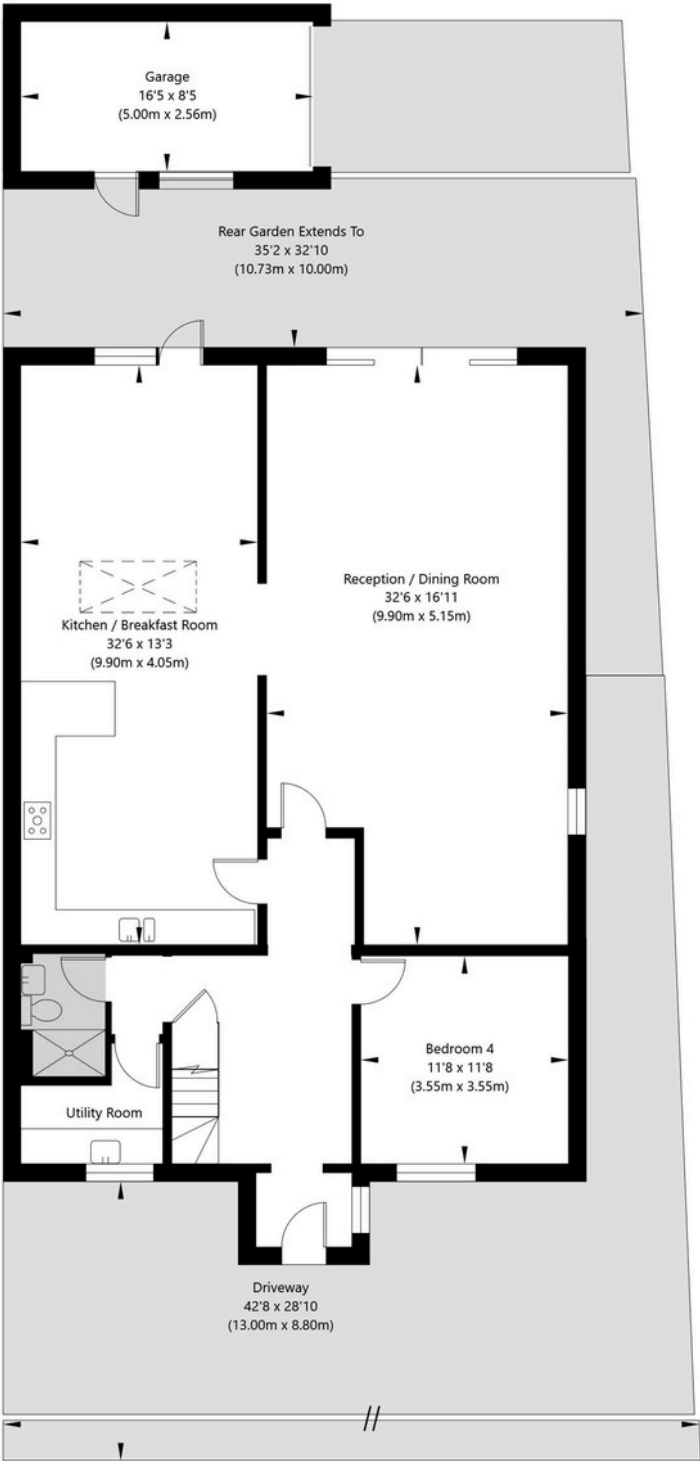




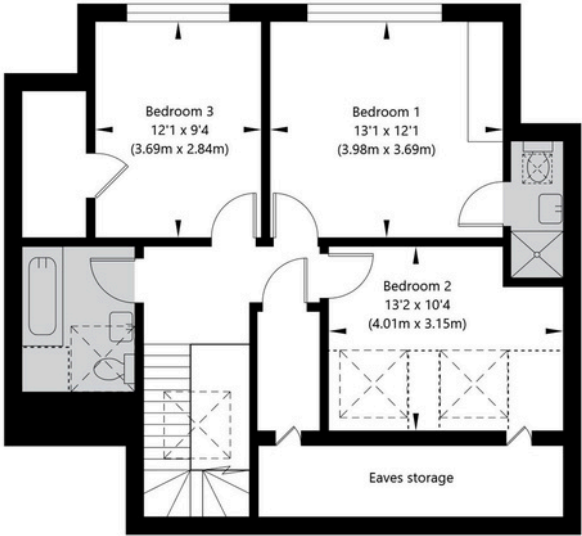
# Floorplan

Approximate gross internal area

206.35 sqm / 2221 sqft



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 129.9 SQ M / 1398 SQ FT



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 63.65 SQ M / 685 SQ FT

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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