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HAMILTON ROAD

Golders Green
London NW11


1A

Semi Detached Family House
EPC Rating: D

Price: Offers in Region of £740,000

Situated within close proximity of Brent Cross tube station and Golders Green shopping amenities is this extended 3 bedroom semi detached family home.



Internally the property comprises a modern kitchen breakfast room, spacious living room and further reception room.

The first floor offers 3 good size bedrooms with the master benefiting from an en-suite bathroom there is also an additional shower room.

Externally there is a good size rear garden which has been laid with artificial grass.

The property has scope to extend further subject to necessary planning permission and would make an ideal family home.

Sole Agents.



- THREE GOOD SIZE BEDROOMS
- 2 BATHROOMS (ONE ENSUITE BATHROOM)
- MODERN KITCHEN BREAKFAST ROOM
- EXTENDED FAMILY LIVING ROOM
- ADDITIONAL RECEPTION ROOM
- CLOSE TO BRENT CROSS UNDERGROUND





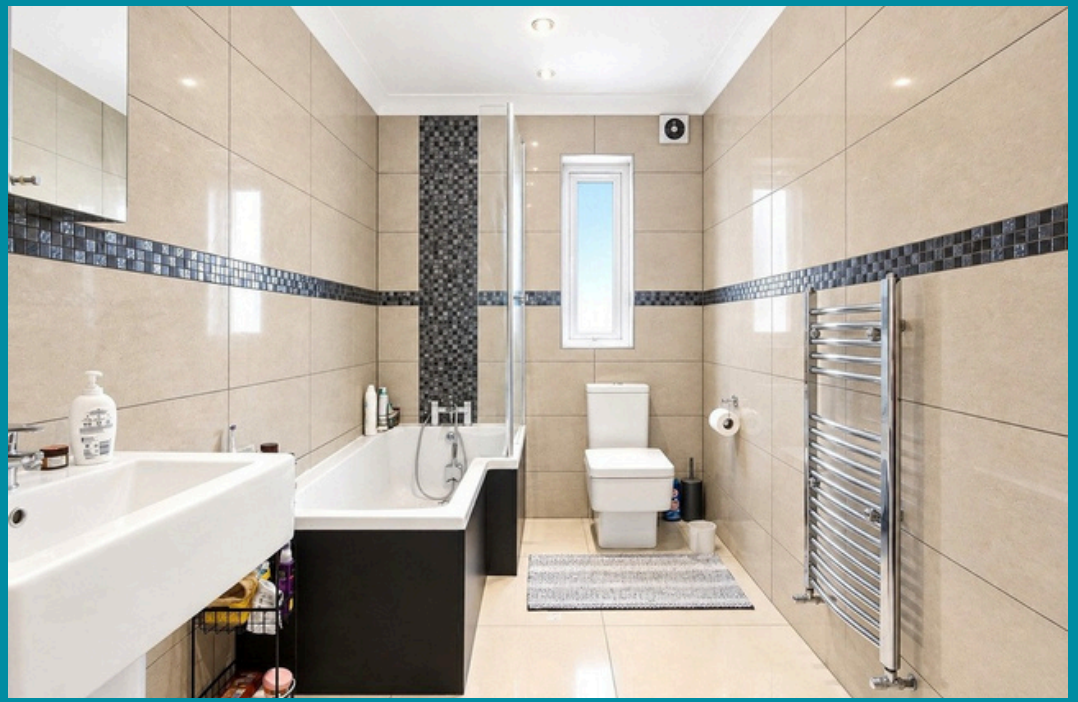










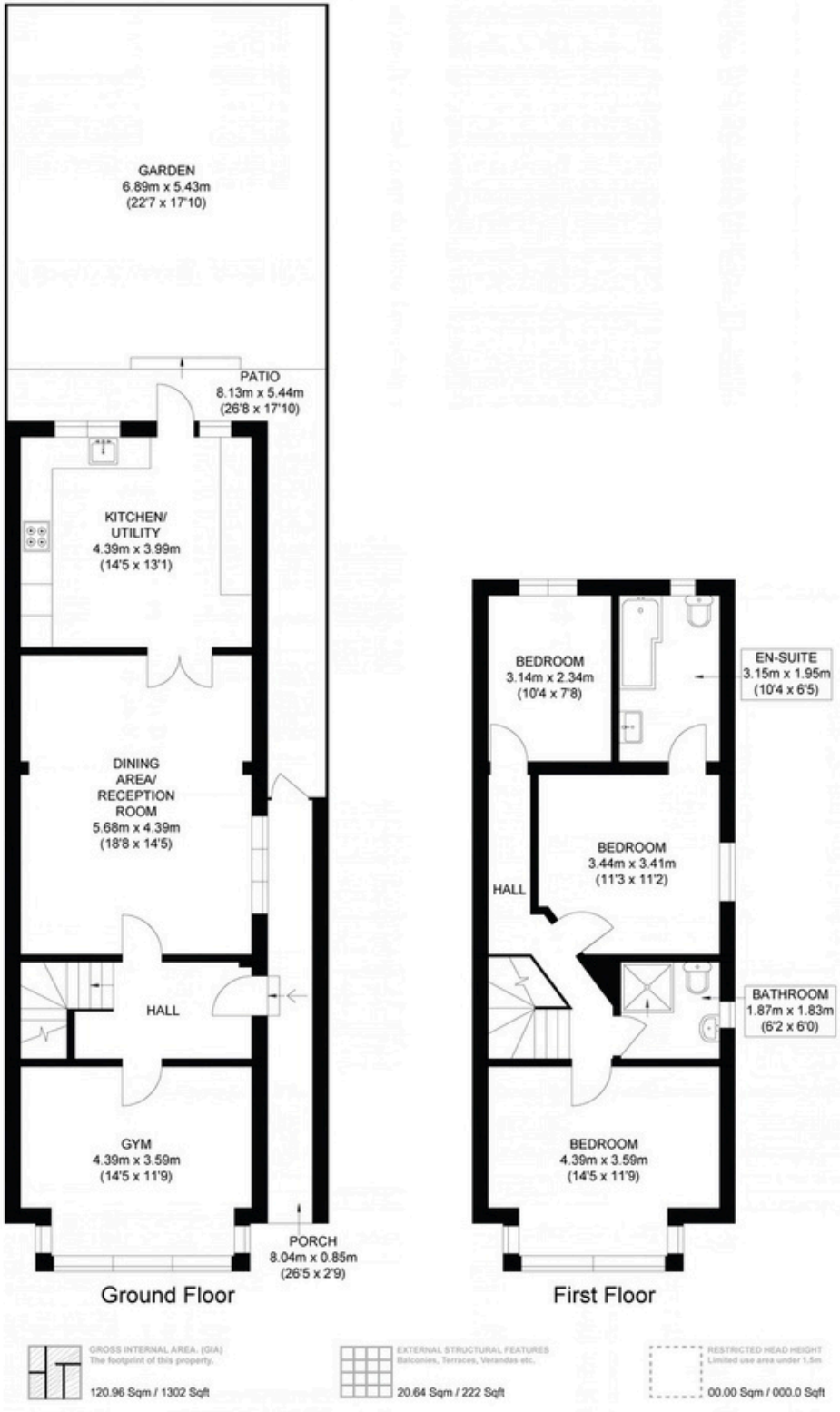


Floorplan

Approximate gross internal area

121 sqm / 1302 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.



Golders Green

Golders Green is one of the most desirable parts of London to live, especially for families looking to settle down. Golders Green has many different types of property available both to rent and buy, a tranquil ambience, fantastic schools and excellent transport connections. What's more, when you move here you'll quickly find that there's a wealth of cultural and natural attractions on your doorstep.

Roundtree Real Estate have been helping people find a home in Golders Green since 2009, and we'd love to help you too. In Golders Green you might see handsome Victorian terraced houses, fabulous Art Deco mansions, stylish modern apartment blocks and rustic cottages all intermingled. Plus, in our experience, most property here although above London averages for purchase, does tend to be generously proportioned - perfect for those needing a little more space.

If you're looking for a base from which to commute into central London then Golders Green will be very handy - it sits on the Northern line, while several bus routes going into and around the city depart from right next to the tube station. The North Circular is also very close, perfect for car drivers.

The Golders Green community is famously diverse. Though predominantly Jewish, there is also a sizeable Asian population, and in general it's a great melting-pot of cultures - that leads to another thing that we love about Golders Green - an incredible foodie scene.



To register your interest:

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position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any bu
furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. T
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