



SOUTHFIELDS

Hendon
London NW4



Freehold
4 Bedroom
£725,000
EPC Rating: D

A well-presented extended 4-bedroom, 2-bathroom semi-detached family home. The property has been extremely well maintained throughout and comprises fitted kitchen and two reception rooms to the ground floor and 3 bedrooms and a family bathroom to the first floor.



The loft provides access to bedroom 4 and a shower room. Externally there is a shared driveway leading to a garage and well-tended front and rear gardens. The property offers huge potential to extend (STPP) and is ideally situated for Sunny Hill Park, local primary and secondary schools and shopping amenities. The property's location is well served for all road networks including easy access to A41, A1, M1, A406 North Circular, A5, providing excellent connectivity to central London and beyond. Chain Free. Sole Agents.



- 4 bedrooms
- 2 bathrooms
- 2 reception rooms
- Fitted kitchen
- Potential to extend STPP
- Chain Free
- Sole Agents

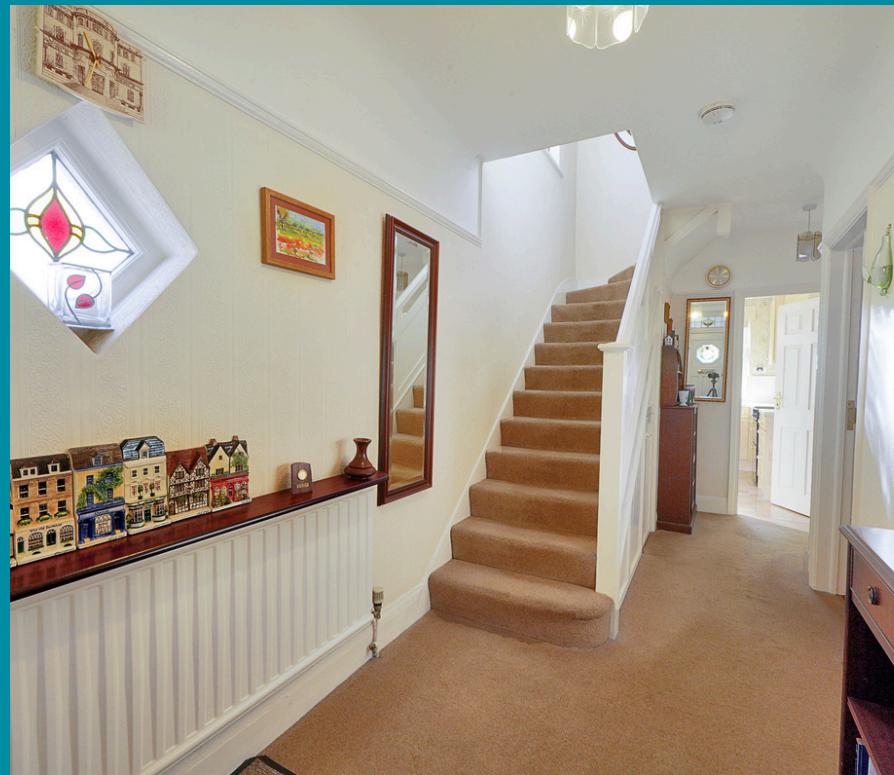




Hendon

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.

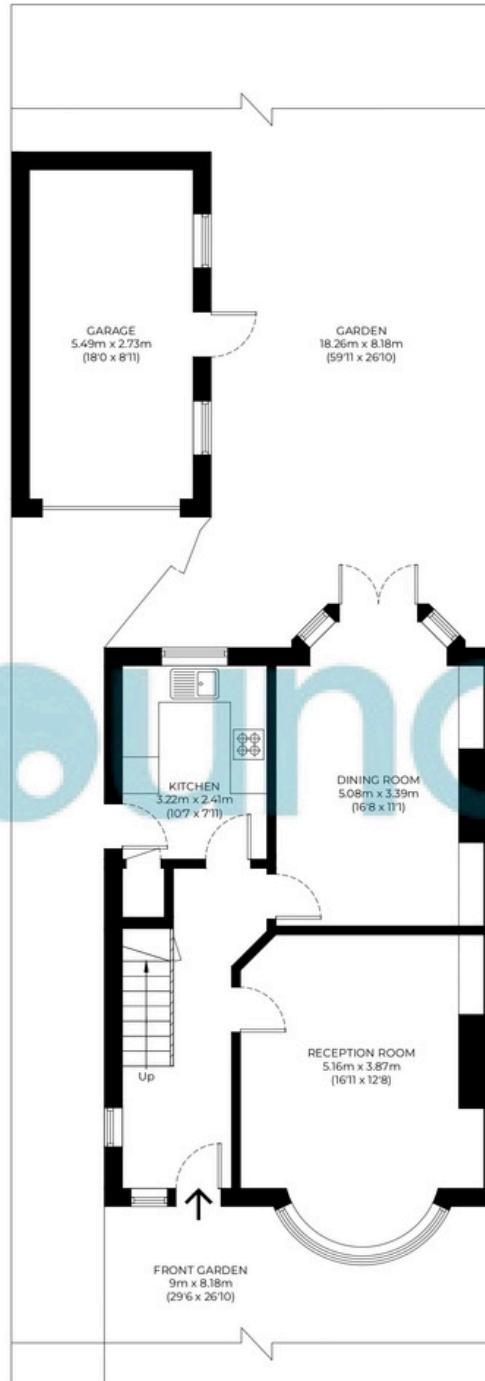
While Hendon property prices have done well over the last few years, the area still represents a good-value option for renting or buying when compared against other parts of London.



Floorplan

Approximate gross internal area
141.3 sqm / 1521 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.

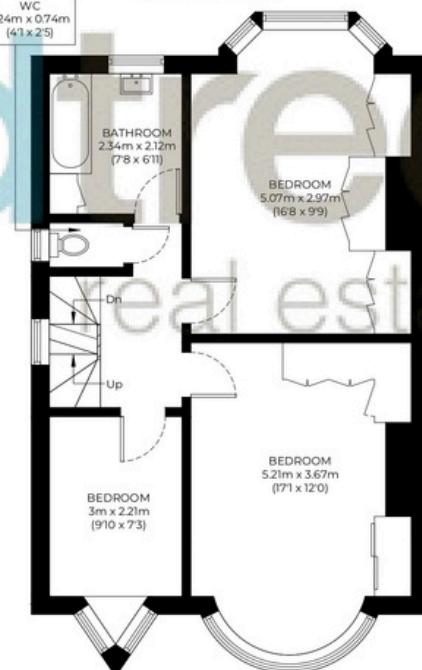


Ground Floor

GROSS INTERNAL AREA (GIA)
141.3 sqm / 1521 sqft



Second Floor



First Floor

EXTERNAL STRUCTURAL FEATURES
15 sqm / 161 sqft

RESTRICTED HEAD HEIGHT (RHH) / EAVES
7.8 sqm / 84 sqft

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