



Sanderstead Avenue, NW2

£975,000 *FREEHOLD*



A WIDE FRONTED DETACHED FAMILY HOME WITH GREAT POTENTIAL.

KEY FEATURES

- DETACHED
- GARAGE WITH OWN DRIVE IN
- WIDE PLOT
- GREAT POTENTIAL
- CHAIN FREE
- EPC RATING: TBC
- COUNCIL TAX BAND: F



Golders Green

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DESCRIPTION

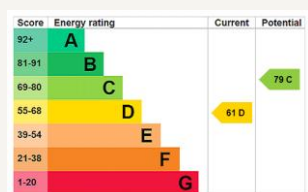
We are delighted to offer this very rare opportunity to purchase this extremely desirable detached Chalet style house, located off The Vale close to Golders Green, Childs Hill and West Hampstead. Situated in Sanderstead Avenue which along with Purley Avenue are the 2 roads specializing in this type of property, this is a great example of the potential for a seemingly normal Chalet house to be radically altered to create a magnificent family home that would extend to in excess of 2500 sq ft (subject to planning).

The uniqueness of this house compared to many of the others is the fact that it is detached and has an adjoining garage to the side. This extra space and the fact that it is detached can be used to exceed the normal extensions to the ground and 1st floors.

One only has to look around at the other houses in these 2 streets to see the incredible alterations that have been made to similar (but often inferior) properties.

Currently accommodation comprises, on the ground floor, 4 rooms, (1 through reception room was originally 2 rooms) a bathroom and separate WC and a kitchen. On the 1st floor there is the normal (unmodernised) arrangement of 2 bedrooms, a box room and a WC/WHB. As described earlier, the house also has the benefit of a single garage adjoining the house and a substantial 65' x 45' rear garden. Whilst reasonably maintained, the house does require modernisation, however given the anticipated levels of re-development expected this has already been factored into the asking price.

An internal viewing of this exceptional chain free property is highly recommended.





Sanderstead Avenue, London, NW2 1SG



APPROXIMATE GROSS INTERNAL FLOOR AREA 145.43 SQ M / 1566 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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