





WESTERN AVENUE, NW11 **£1,275,000 FREEHOLD** 

## A spacious 4 bedroom house in highly desirable location.

4 Bedrooms/ 2 Reception Rooms/ Kitchen & Breakfast Room/ Off Street Parking/ Garage & Large Storage Area to The Rear/ Excellent Potential/ Chain Free/ EPC Rating: C/ Council Tax Band: Barnet F



## **DESCRIPTION:**

We are delighted to offer this original 4 bedroom semi-detached family home located in a highly desirable street close to Golders Green and Brent Cross. Western Avenue is located off Highfield Avenue, adjacent to Highfield Gardens and within very easy reach of shops on Golders Green Road and the local amenities. Set back from the road with paved front garden, the house has attractive Tudor elevations, a shared driveway and excellent potential for extension.

Accommodation comprises, on the ground floor, 2 inter-communicating reception rooms, a spacious kitchen/ breakfast room plus a guest WC and a utility area.

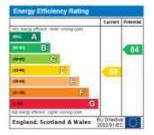
On the 1<sup>st</sup> floor there are 4 bedrooms plus a family bathroom. To the rear of the house is the large garage (accessed via a shared driveway but now more suitable for re-development alongside the large storage shed) plus the rear garden approx. 45' in length.

The house is not ultra modern but has been maintained to a good standard.

NB. The rear reception room has recently undergone some damp and timber repairs. This work has been professionally carried out and a 20 year guarantee is in place.

Overall this is a highly desirable property that is being sold chain free.

Viewing is highly recommended.





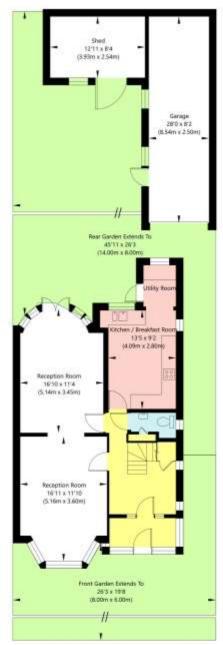




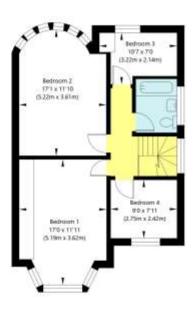




## Western Avenue, London NW11 9HJ







First Floor GROSS INTERNAL FLOOR AREA APPROX. 60.19 SQ M / 648 SQ FT

GROSS INTERNAL FLOOR AREA APPROX. 65.01 SQ M / 700 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 125.2 SQ M / 1348 SQ FT APPROXIMATE GROSS INTERNAL FLOOR AREA INCLUDING OUTBUILDINGS 156.92 SQ M / 1689 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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