



CLEVELAND GARDENS, NW2
£745,000 FREEHOLD

A delightful 3 bedroom family home in lovely condition

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3 BEDROOMS/ 2 BATHROOMS/ DELIGHTFUL OPEN PLAN KITCHEN AND REAR EXTENSION/ OFF STREET PARKING/ REAR GARAGE/WELL MAINTAINED GARDEN CHAIN FREE/ EPC:D/COUNCIL TAX BAND:E



DESCRIPTION:

We are delighted to offer this extended (ground floor only) 3 bedroom semi detached house that immediately on arrival it is obvious to see has been lovingly owned and maintained.

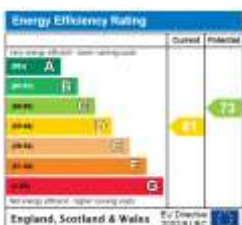
Cleveland Gardens is located within the very popular Golders Green Estate, situated just off The Vale and within easy access of Golders Green, Childs Hill and West Hampstead. It is also adjoining the exciting newly developed Brent Cross North train station and the regeneration area that is bringing significant investment into the area.

Built with an attractive brick and tiled front facade, the house has the addition of a front porch. Internal accommodation comprises 2 reception rooms, of which the original rear reception room has been incorporated to make a lovely sitting room which then opens out into a bright and contemporary kitchen diner. The space is full of light which comes via skylights in the extension and a large set of French doors with full height windows either side. These rooms are enhanced with wooden flooring. The kitchen is fully fitted and has a storage/utility area. Also, on the ground floor is the other principal sitting room and a modern shower room.

Upstairs, on the 1st floor, there are the usual three bedrooms plus a family bathroom, plus of course the benefit of a large loft area which many houses within the vicinity have extended into to create either one or two additional bedrooms plus a further bathroom (subject to obtaining planning permission).

Externally, to the rear is a well-manicured North Westerly facing garden with a large garage. To the front of the house there is hard standing sufficient for one or two cars. This is a lovely family home that is ready for immediate occupation.

We anticipate a high-level of interest.



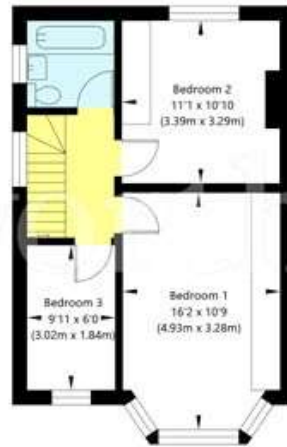
Tenure: FREEHOLD

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Cleveland Gardens, London, NW2 1DU



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 42.34 SQ M / 456 SQ FT

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 59.91 SQ M / 645 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA INCLUDING OUTBUILDING 114.63 SQ M / 1234 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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