



SANDERSTEAD AVENUE, NW2
£1,250,000 FREEHOLD

A Charming 3 Bedroom, 2 Bathroom Chalet Bungalow

Golders Green | 020 8458 8313 | goldersgreen@winkworth.co.uk

3 BEDROOMS/ 2 BATHROOMS/ FLEXIBLE ACCOMMODATION/ LOVELY GARDEN
OFF STREET PARKING/ QUIET LOCATION/ GOOD ORDER THROUGHOUT/ EPC: D
COUNCIL TAX BAND: F



DESCRIPTION:

We are delighted to offer this charming 3 bedroom, chalet style bungalow, located on a quiet residential tree lined street, close to Golders Green, Brent Cross and West Hampstead. Sanderstead Avenue is located off The Vale and along with Purley Avenue, it is much sought after with similar houses that have highly flexible accommodation, large gardens and great potential for further enlargement.

Accommodation presently comprises on the ground floor two previously intercommunicating reception rooms now making one large through reception room, a kitchen/breakfast room and additional guest room/bedroom 3. There is also a family shower room plus separate toilet.

On the first floor there are 2 bedrooms and a study/nursery. The main bedroom has both a walk in wardrobe and an en-suite shower room plus additional storage, and the second bedroom is a well portioned double bedroom with eves storage. Externally to the rear is a large, wide garden mainly lawned with a shed to the rear. There is access to the garden also via a side passageway. Paved with interlocking bricks is a front driveway with parking for 2 cars.

Overall, this is an attractive, semi-detached house, currently with 3 bedrooms but with flexible accommodation that has further potential for additional enlargement if required. The house has been well maintained and is offered in very good condition.

Viewing is highly recommended.

Energy Efficiency Rating	
Current	Potential
A	B
B	C
C	D
D	E
E	F
F	G

England, Scotland & Wales

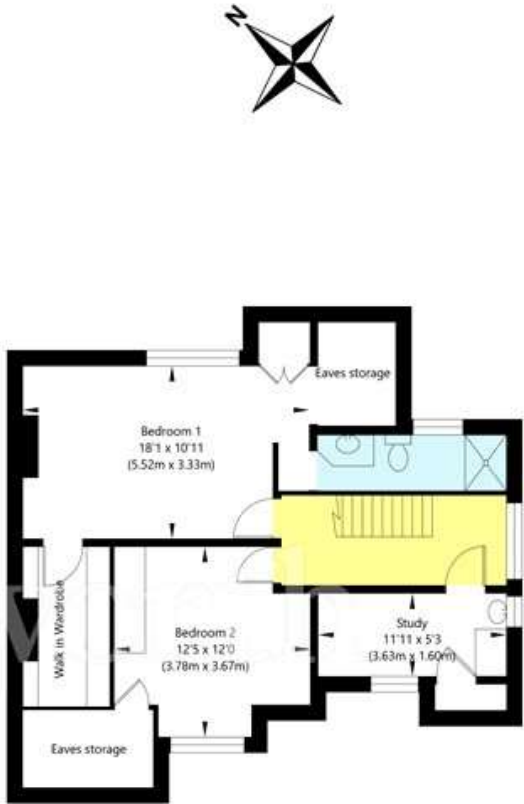
Tenure: FREEHOLD
Council Tax Band: F



Sanderstead Avenue, London NW2 1SG



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 77.84 SQ M / 838 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 54.9 SQ M / 591 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 132.74 SQ M / 1429 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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