



DERGINGHAM ROAD, NW2
£1,300,000 FREEHOLD

A charming and spacious family home in excellent condition

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

**5 BEDROOMS/ 3 BATHROOMS/ MASTER SUITE WITH WALK IN WARDROBE
AND FULL ENSUITE BATHROOM/ OUTHOUSE/ POTENTIAL GARDEN ROOM
GORGEOUS SOUTHWEST FACING / OFF STREET PARKING/ EPC: TBC / COUNCIL TAX BAND: F**



DESCRIPTION:

We are delighted to offer this exceptional 5 bedroom, 3 bathroom completely refurbished family home set over three floors.

Dersingham Road is located in Child's Hill close to the highly desirable Hocroft Estate on the borders of Hampstead. There is excellent access to transport facilities both at Golders Green and on the Thameslink from Cricklewood and newly created station of Brent Cross West.

Accommodation comprises on the ground floor a calm and peaceful sitting room and a separate formal dining room. The latter leads into a fabulous open plan kitchen area with polished tiled flooring, integrated appliances and a feature colour central island. Access to the garden is via bifold doors onto a patio area. Separate to the kitchen is a utility room and a guest w/c. On the first floor, sits a fabulous master suite complete with bath and separate walk in shower plus a large walk-in wardrobe/dressing area. Also, on this floor is two further bedrooms plus a family bathroom. A further flight of stairs leads to 2 additional bedrooms and a fully fitted 4 piece bathroom. Within the loft space is a large storage area. In addition to the house's main accommodation, to the rear of the garden is a large outhouse. Presently used for storage this could be further utilised as accommodation or as a gym/workspace area.

The stunning garden which faces south west is landscaped, has a large patio area and is about 75' in length with comprehensive shrubs and plants throughout. Finally, to the front of the house is off street parking for a minimum of two cars. If desired there would be every possibility of installing electric security gates.

This is a truly delightful family home maintained and modernised to the best of standards and in ready to move into condition.

Viewing is highly recommended.

Tenure: FREEHOLD

Council Tax Band: F

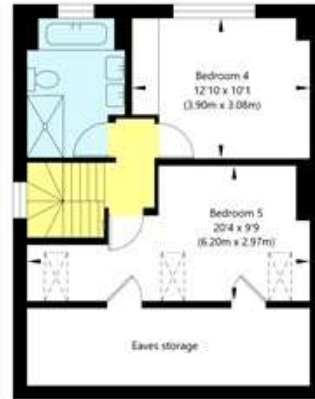
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



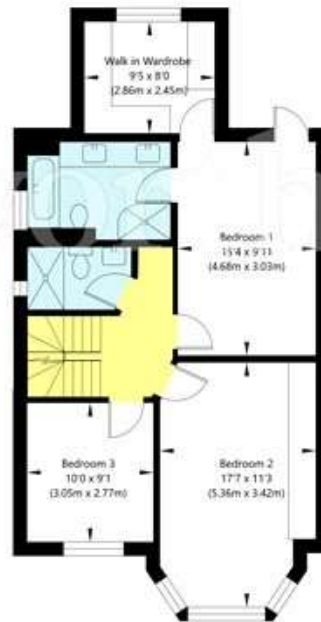
Dersingham Road, London, NW2 1SN



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 76.75 SQ M / 826 SQ FT



Loft
GROSS INTERNAL FLOOR AREA
APPROX. 38.44 SQ M / 414 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 66.53 SQ M / 716 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA INCLUDING OUTBUILDING 204.24 SQ M / 2198 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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