



**GOLDERS MANOR DRIVE, NW11**  
**£1,125,000 FREEHOLD**

**A lovely 4 bedroom family home in highly desirable location.**

**4 DOUBLE BEDROOMS/ DOUBLE LIVING NOW  
PLUS CONSERVATORY/ EXCELLENT CONDITION/  
PLANNING PERMISSION TO ENLARGE/ CHAIN  
FREE/ POPULAR LOCATION / EPC RATING: C/  
COUNCIL TAX BAND: BARNET - F**



## DESCRIPTION:

We are delighted to offer this spacious 4 bedroom semi-detached family house located on Golders Manor Drive, close to the junction with Western Avenue and within easy access of central Golders Green and Brent Cross.

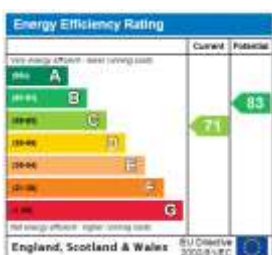
Accommodation is over 3 floors, with 3 double bedrooms, on the 1<sup>st</sup> floor plus a large additional bedroom on the 2<sup>nd</sup> floor with significant under eaves storage. The owners have a current planning permission to allow a further bedroom as a replacement to the balcony to the rear of the 2<sup>nd</sup> floor extension and the provision to create a small shower room/wc.

On the ground floor, in addition to the through lounge/ diner there is an additional living room/ conservatory and a good sized kitchen. There is a further planning permission for this to be extended. There is a also a guest WC.

To the rear of the property is a secluded westerly facing garden with patio area.

The property has been excellently maintained throughout and would make a ideal home for a family looking to move without having to do any modernisation but with the benefit of further potential if required.

Viewing is highly recommended.







Golders Manor Drive, London NW11 9HT



APPROXIMATE GROSS INTERNAL FLOOR AREA 137.16 SQ M / 1476 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.