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# Western Avenue, London

Guide Price £1,250,000



A substantial four bedroom semi-detached property arranged over two floors and situated on a highly sought after avenue close to Brent Cross and Golders Green station.

This well-presented family home is in good condition throughout and offers 1644 sq.ft of bright and spacious living accommodation. The ground floor comprises of a through lounge/dining room, a living room, a fully fitted kitchen/dining room, WC and a 45ft rear garden which contains a garage and a separate shed, ideal for an office or studio conversion. The first floor offers four bedrooms and a family bathroom. Offering potential to extend to both the rear ground floor and the loft, subject to the necessary consents.

Other benefits include a welcoming entrance hallway and a garage with a shared driveway, with the possibility to park two cars off-road.

This family home is ideally located within minutes' walk to Brent Cross and Golders Green station, and all the amenities of Golders Green including places of worship; and Brent Cross Shopping Centre.

Sold chain free.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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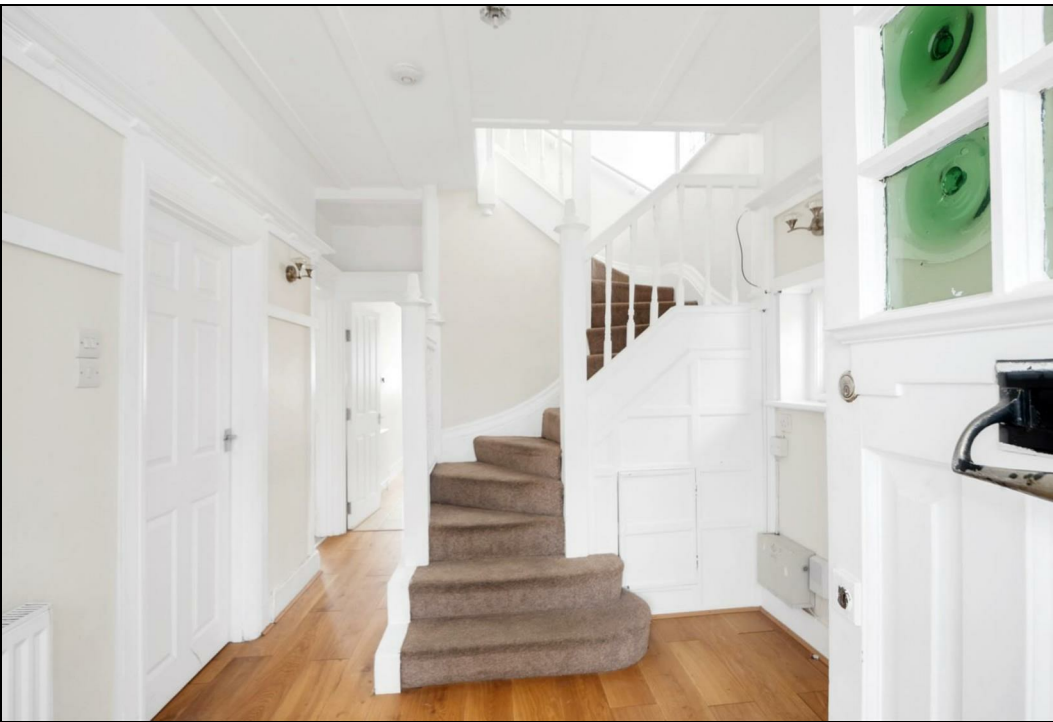


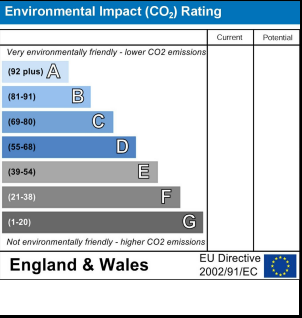
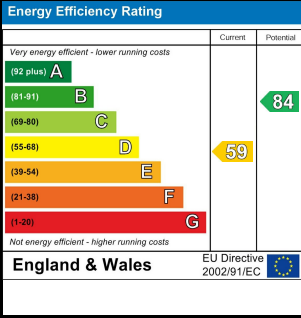
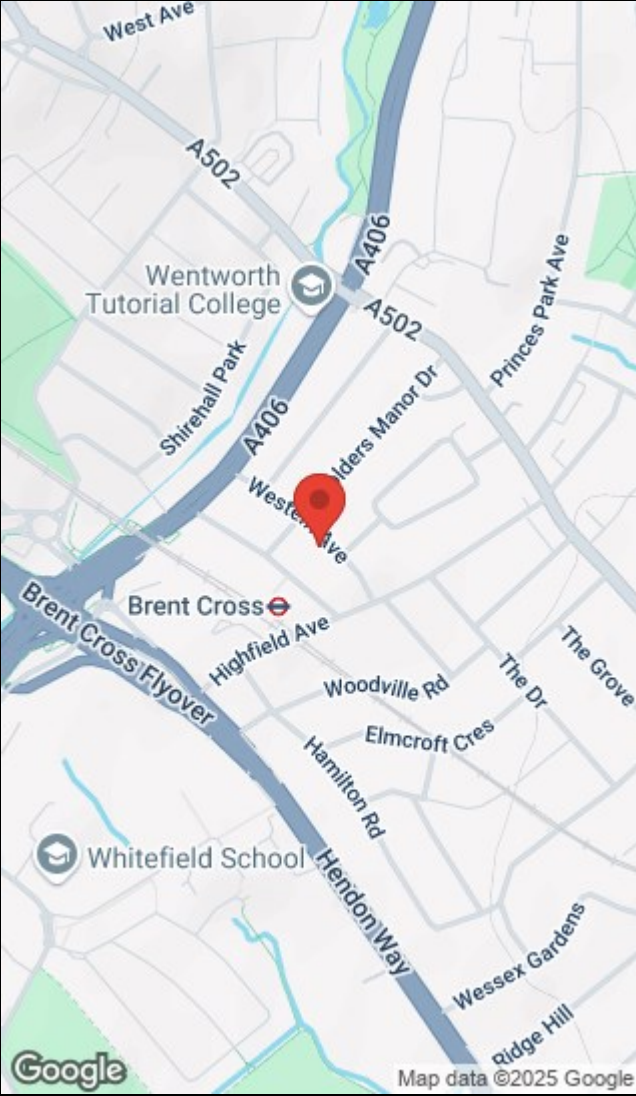
## KEY FEATURES

- Four bedroom semi-detached period house
  - Two receptions and kitchen/diner
- Rarely available house on sought prestigious Avenue
  - Potential to extend to rear and loft
  - Current internal area of 1664 sq.ft
- Garage & Large Storage Area to The Rear
  - Off Street Parking for two cars
  - Sold Chain Free









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