

**HUNTERS**<sup>®</sup>  
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# Sanderstead Ave, London, Childs Hill NW2

## Offers In Excess Of £1,100,000



A sensational fully refurbished four-bedroom family home, thoughtfully designed for modern living and set on a quiet residential street in Childs Hill, NW2.

The property has been extensively renovated throughout and offers superb space across two floors. Accommodation includes three generous double bedrooms with built-in wardrobes, a versatile single bedroom/study, two contemporary bathrooms (one en-suite) plus an additional guest WC, a modernised kitchen with quality appliances, leading to a large dual reception.

A highlight of the home is the impressive 30ft double reception room, featuring wood flooring, abundant natural light, and direct access to the garden.

Sanderstead Avenue is positioned closely to the green spaces of Childs Hill Park and Hampstead Heath. Excellent transport connections include Cricklewood Thameslink station and numerous bus routes, ensuring swift access into Central London and beyond.

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

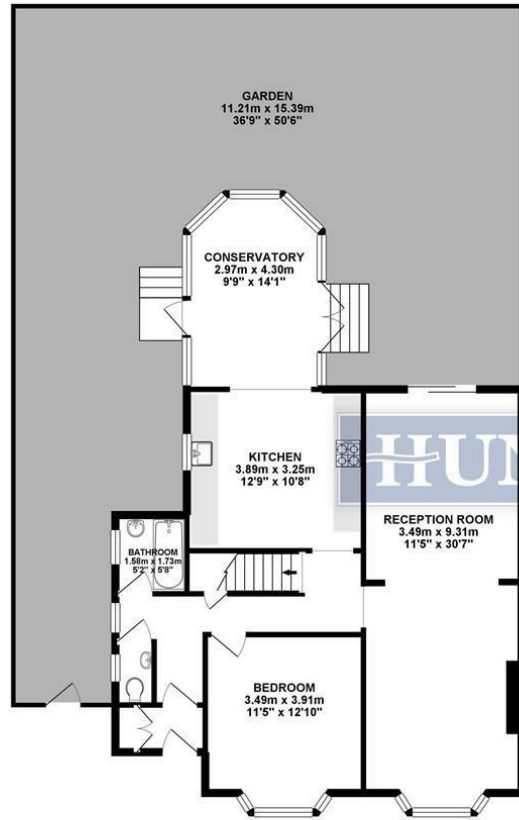
- Four Bedroom Semi Detached Family Home
  - Recently refurbished
- Newly paved driveway with space for 2 cars
  - 30ft reception
- Sold chain free with the freehold
  - Conservatory
  - Private 50ft garden
- Close proximity to local schools and leisure facilities



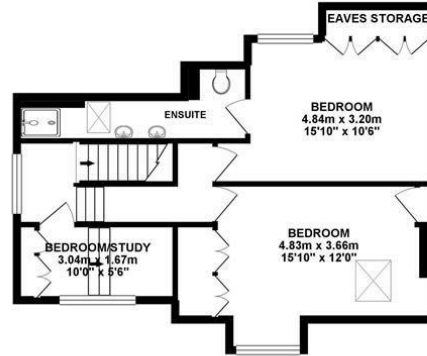




GROUND FLOOR 86.98 sq. m.  
( 936.22 sq. ft. )

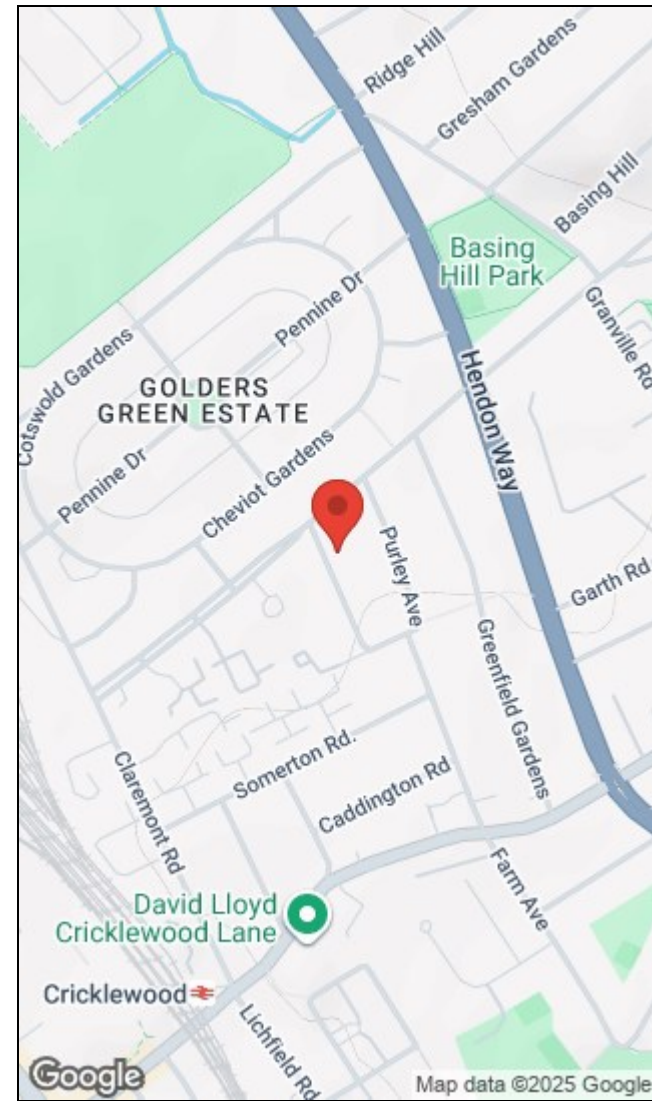


1ST FLOOR 52.78 sq. m.  
( 568.14 sq. ft. )



TOTAL FLOOR AREA: 139.76 sq. m. ( 1504.35 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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