



CRICKLEWOOD LANE, NW2
£1,150,000 FREEHOLD

A DELIGHTFUL 5 BEDROOM 2 BATHROOM EXTENDED FAMILY HOME

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5 BEDROOM/ 2 BATHROOM/ SUPERB KITCHEN, DINING, FAMILY SPACE
MASTER SUITE/ OFF STREET PARKING 3 CARS/ 85FT REAR GARDEN
EPC: C / COUNCIL TAX BAND:F



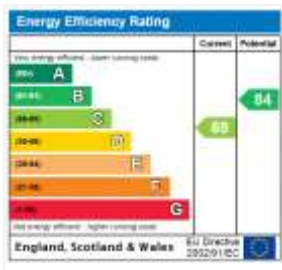
DESCRIPTION:

We are delighted to offer this exceptional 5 bedroom, 2 bathroom (1 en-suite), superbly extended family home. The house which measures approximately 1900 SQ (176 SQM) comprises on the ground floor a large front reception room, and a huge double volume living room/ dining room/ kitchen area incorporating the entire back section of the house thus creating a very generous amount of family space. In addition, also on the ground floor there is a utility room and a separate guest w/c.

The rear living area has bifold doors onto the rear garden and 3 large skylights to maximize natural daylight and give a great sense of overall space. On the first floor there are 3 bedrooms and a family bathroom and the loft area has been fully converted to create 2 additional bedrooms and another bathroom (equally this could be used as a Master suite with a study area). To the rear of the house is a large 65ft garden with a very good sized tiled terraced patio, an apple tree and flowerbeds. Externally to the front of the house is an interlocking brick driveway with sufficient parking for 2/3 cars.

The house is situated on Cricklewood Lane close to the junction with Greenfield Gardens and Dersingham Road and is conveniently located for local schools, shops and transport facilities. Golders Green, Hampstead and West Hampstead are close by as is the exciting new development at Brent Cross West. Cricklewood train station (Thameslink) is a short walk and gives access into Kings Cross in under 15 minutes.

This is a great example of how with good design and the adaptation of modern extensions, it is possible to create a wonderful family home. The property is in excellent condition throughout and viewing is highly recommended. No onward chain.



Tenure: FREEHOLD
Council Tax Band: F



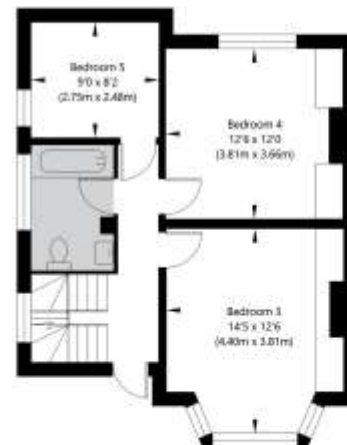
Cricklewood Lane, London, NW2 1HS



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 90.29 SQ M / 972 SQ FT



Loft
GROSS INTERNAL FLOOR AREA
APPROX. 34.68 SQ M / 373 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 51.15 SQ M / 551 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 176.12 SQ M / 1896 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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