



DUNSTAN ROAD, NW11

**£1,800,000 FREEHOLD**

## A SUPERB FAMILY HOME WITH GREAT FURTHER POTENTIAL BETWEEN HAMPSTEAD AND GOLDERS GREEN

4 Bedrooms/ 3 Reception Rooms/ 2 Bathrooms (1 en suite)/ Off Street Parking/ South Facing Garden/ Chain Free/ EPC Rating: D/ Council Tax Band: G





## DESCRIPTION:

We are delighted to offer this exceptionally desirable 4 bedroom 2 bathroom semi-detached family home in this most sought after of locations. Dunstan Road is situated off Hodford and the Finchley Road just a short distance from the fabulous amenity space of Golders Hill Park. Golders Green tube is merely 1/4 mile away and the house is within easy access of Hampstead and the West End.

Accommodation comprises on the ground floor, 2 formal reception rooms plus a kitchen and separate dining area and a guest WC. There are 4 double bedrooms on the 1<sup>st</sup> floor and 2 bathrooms (1 en-suite to the principle bedroom).

There is also a substantial loft area (as yet unconverted) which subject to planning would add an additional 2 bedrooms and a further bathroom.

External to the house, at the rear is a secluded 70' South facing lawned garden with a raised patio area. To the front of the house is a paved driveway, suitable for parking 2 cars.

The property is offered in good order and is chain free.

Viewing is strongly recommended.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**Dunstan Road, NW11**  
**Approx. Gross Internal Floor Area 1691 sq. ft / 157.14 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.