



Wessex Gardens, NW11
£1,425,000 *FREEHOLD*

4  3  3 

KEY FEATURES

- 4 Bedrooms
- 3 Bathrooms
- Garage with own Driveway
- Attractive front & rear gardens
- Great Potential
- EPC Rating: D
- Council Tax Band: G



Golders Green

020 8458 8313 | goldersgreen@winkworth.co.uk



DESCRIPTION

We are delighted to offer this beautifully maintained 4 bedroom halls adjoining semi-detached family home located at the top of Wessex Gardens, close to the junction with The Ridgeway.

Access to the local shops and transport facilities on Golders Green High Street is close by, as are the amenity open spaces of Golders Hill Park and the Hampstead Heath Extension. At the bottom of Wessex Gardens is a well known primary school which was established in 1998.

Accommodation comprises, on the ground floor, a cosy and inviting lounge/ hallway, 2 further reception rooms, 1 as a formal dining room and the other as a sitting room with a large bay window overlooking the rear garden. Also on the ground floor is a modern, fitted kitchen/ breakfast room and a guest WC. Situated on the 1st floor are 4 bedrooms. Some internal alterations have been made to create an ensuite bathroom to the large rear bedroom and then 2 further shower rooms (1 without a WC). Although not as yet converted, there is a large loft area which if required (subject to planning) could be simply converted to provide additional bedroom and bathroom accommodation.

The house sits on a wide plot, with a single garage and own driveway to the side of the house which could also be utilized to significantly enlarge the ground floor accommodation if required (again subject to planning consent).

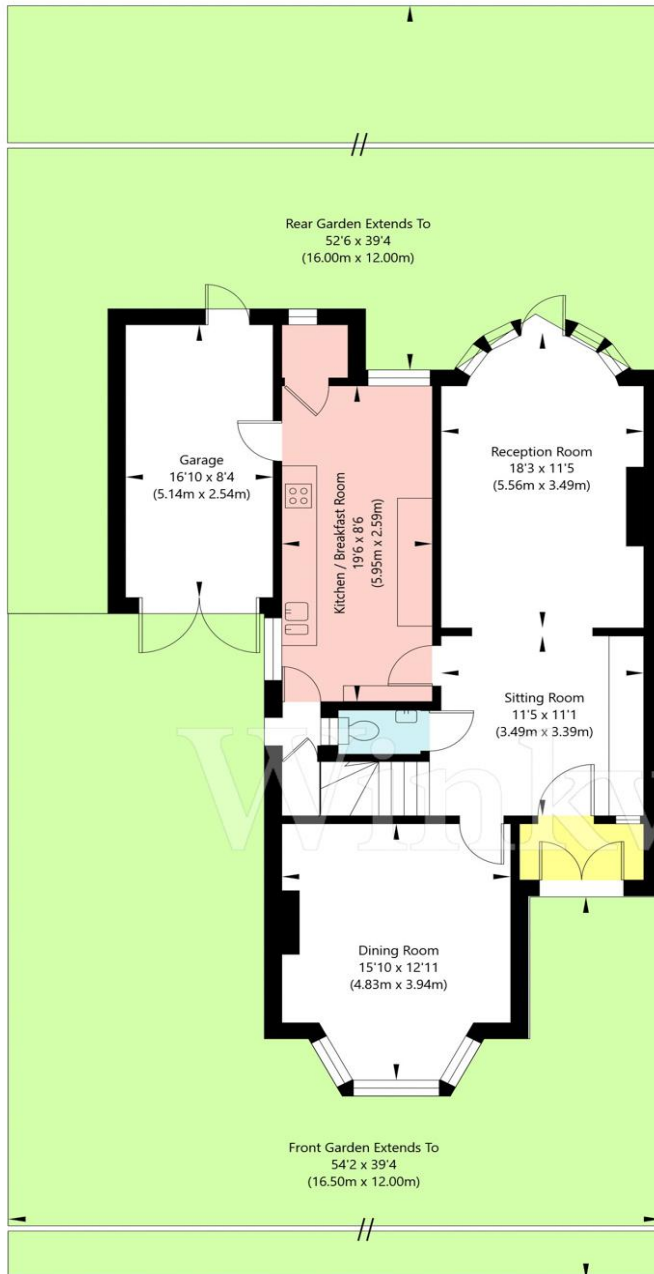
The overall condition of the house is excellent, and of particular note is the mature and beautifully maintained front and rear gardens the latter of which faces South.

This is a most desirable family property and one we expect to be much in demand.

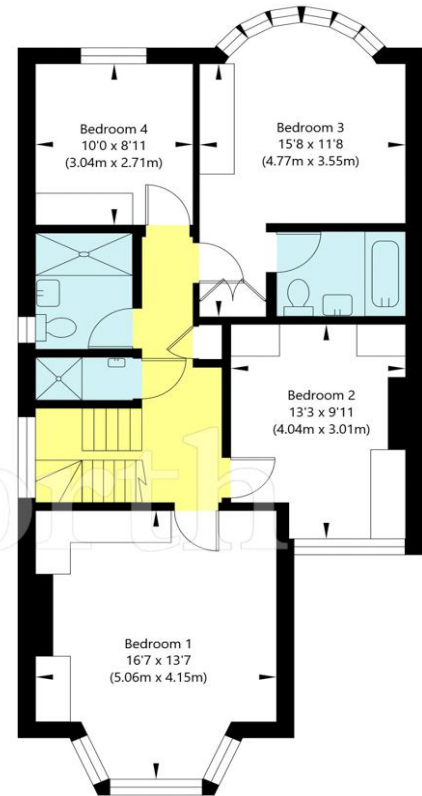
Viewing is strongly recommended.



Wessex Gardens, London NW11 9RS



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 86.82 SQ M / 935 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 75.05 SQ M / 808 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 161.87 SQ M / 1743 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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