



HAMILTON ROAD, NW11
£750,000 FREEHOLD

A REASONABLY PRICED 3 BEDROOM HOUSE NEAR BRENT CROSS

3 Bedrooms/ 2 Reception Rooms/ Kitchen/Utility Room/ Off Street
Parking/ Potential for Rear Extension + Loft Conversion/ Chain Free/ EPC
Rating: D/ Council Tax Band: E



DESCRIPTION:

We are delighted to offer this bright and reasonably well maintained 3 bedroom family house, offered chain free and with immediate vacant possession.

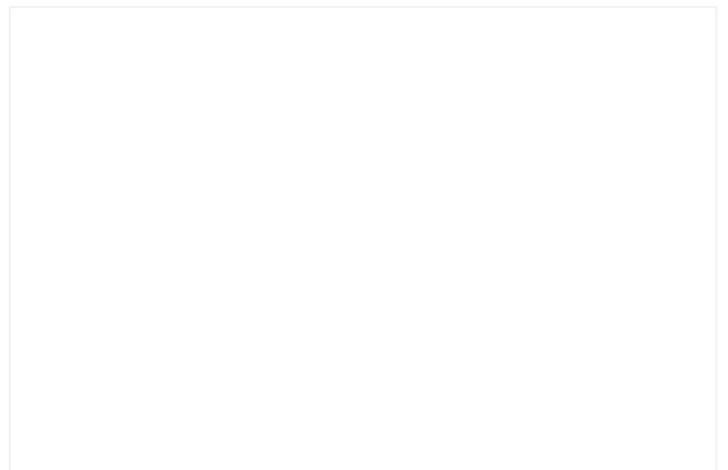
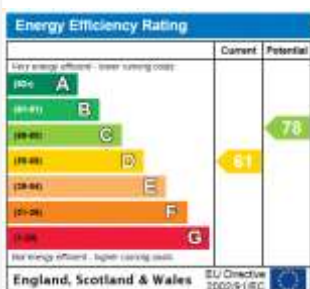
The property is located on Hamilton Road, close to the junction with Woodville Road and is within close proximity of both Golders Green and Brent Cross.

The house has reasonably sized accommodation and offers excellent potential (subject to planning) for a ground floor rear extension and conversion of the loft space to provide additional bedrooms.

There is off street parking on a hard standing driveway in front of the house.

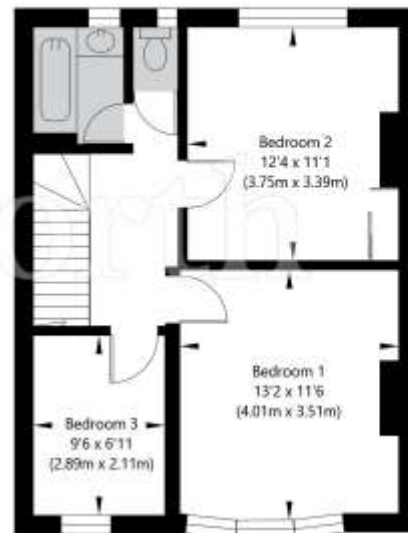
This is an excellent, family home in reasonable order with great future potential, offered at a reasonable price and chain free.

Viewing is highly recommended.





Hamilton Road, London, NW11 9EB



Top Floor
GROSS INTERNAL FLOOR AREA
APPROX. 46.03 SQ M / 495 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 104.67 SQ M / 1126 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.