



- **NEWLY RENOVATED**
- **FOUR BEDROOM TERRACED HOUSE**
- **TWO BATHROOMS**
- **CHAIN FREE**
- **PERFECT FOR FIRST TIME PURCHASE/INVESTMENT**
- **PRIVATE REAR GARDEN**

WOODHEYES ROAD, LONDON, NW10
GUIDE PRICE £425,000 FREEHOLD

A SPACIOUS AND WELL-MAINTAINED THREE-BEDROOM MID-TERRACED HOUSE IN NW10

Hendon | 020 8202 1031 | hendon@winkworth.co.uk

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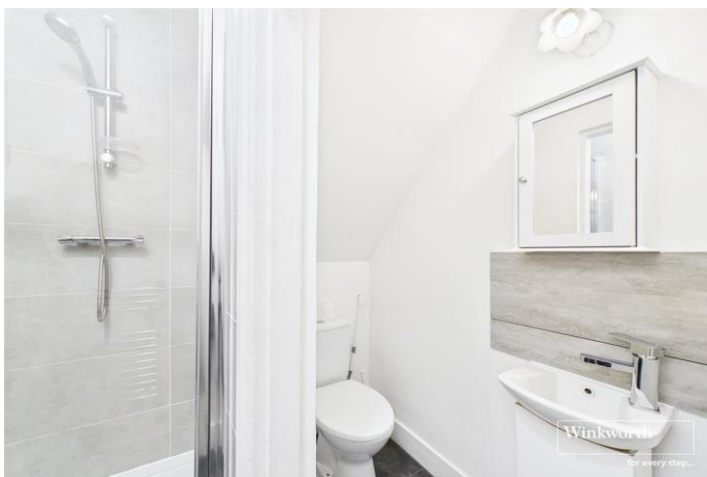
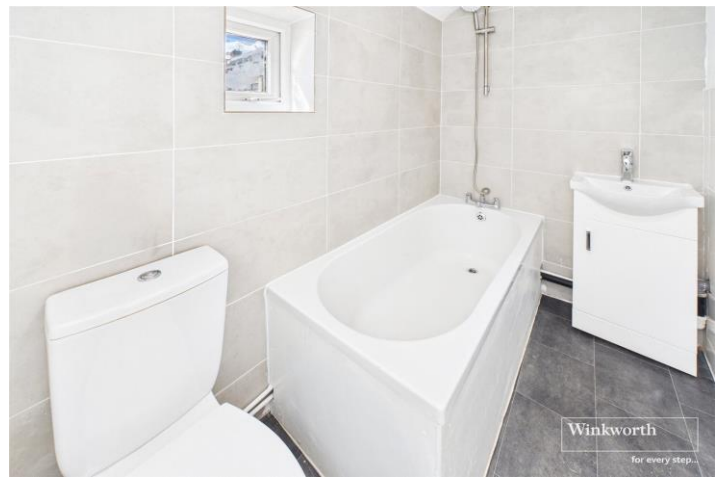


This charming three-bedroom, two-bathroom home offers comfortable family living in a sought-after residential area. The property has been well-maintained and provides a fantastic opportunity for a family to settle into a welcoming community. The ground floor features two separate reception rooms, offering versatile space for both relaxing and entertaining. The well-equipped kitchen provides a practical and functional space, while a family bathroom on this floor, complete with a bathtub, serves the ground floor. Upstairs, the first floor comprises three well-proportioned bedrooms and a second bathroom with a shower. To the rear, the property boasts a private garden, a mix of lawn and paving, offering a wonderful outdoor retreat for al fresco dining and recreation. Residents' parking is available on the street.



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This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

*A Buyer Information Pack is provided. The winning bidder will pay **£349.00 including VAT** for this pack which you must view before bidding.*

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

*Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than **£450.00**. These services are optional.*

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	69 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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