



PRINCES PARK AVENUE, NW11
£1,650,000 FREEHOLD

A SPACIOUS 4 BEDROOM SEMI-DETACHED FAMILY HOUSE WITH HUGE POTENTIAL

Semi-detached/ 4 Bedrooms/ Garage to Side/ Huge 130 ft Rear Garden/ Off Street Parking/ Great Potential For Extension/ EPC Rating: tbc/ Council Tax Band: G



DESCRIPTION:

We are delighted to offer this wide fronted 4 bedroom semi-detached family house with its substantial rear garden and huge potential for further expansion if required.

Princes Park Avenue is a most sought after location, situated off Golders Green Road and within very close proximity of all the main Kosher shops and restaurants that Golders Green has to offer. It is also extremely convenient for local recreational areas and community buildings/ place of worship.

Accommodation comprises, on the ground floor, 2 reception rooms, a breakfast room and separate kitchen. There is also a guest WC. The house also has the benefit of a single garden and side passageway which is adjacent to the front living room. Behind the garage is a wide and deep space, currently unused which would easily be built on to add additional living room space and or/ double the size of the current kitchen/diner.

On the 1st floor there are 4 double bedrooms and a combined bathroom and WC. Like the majority of houses in this area, there is an extremely large loft area as yet unused which with planning permission could be utilised to create several additional bedrooms (and either 1 or 2 bathrooms/ shower rooms).

Externally, to the rear of the house is a quite magnificent rear garden, so large in size that it actually joins up with the gardens of the houses in Woodlands. At over 130 ft in length a further 6 metre extension to the rear of the house (if applied for and permission received) would barely impact on the overall length at all.

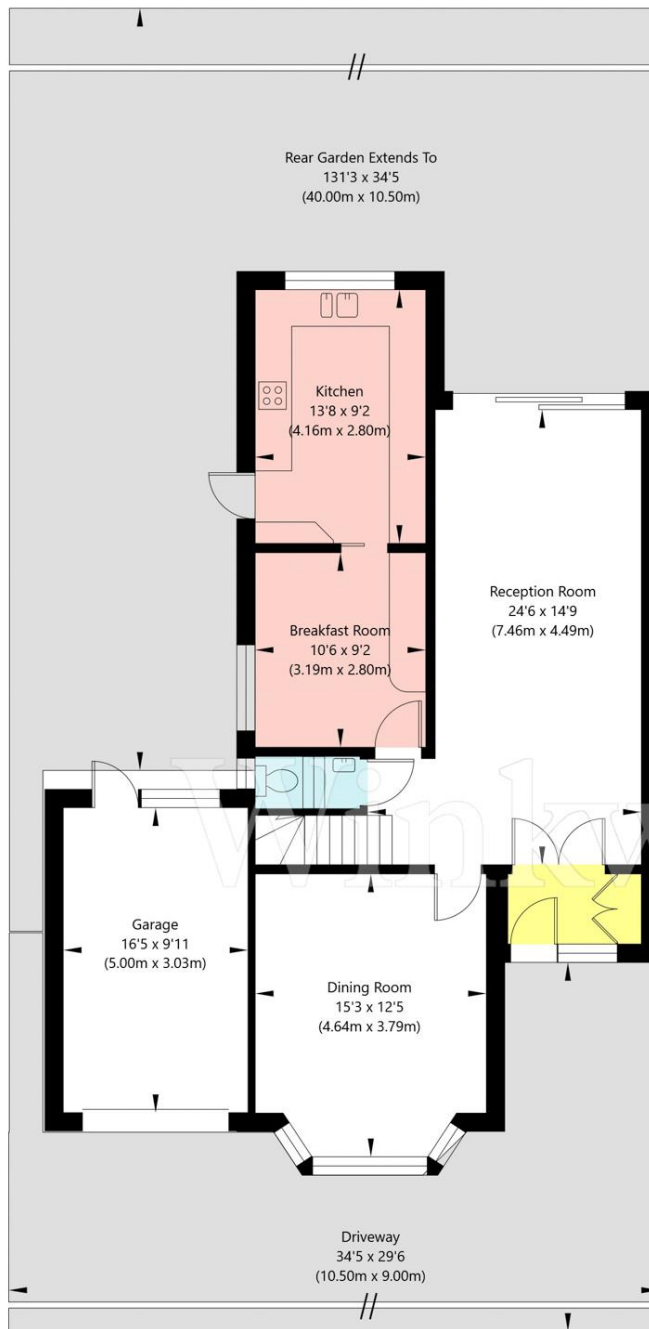
To the front of the house is an easy to maintain brick driveway with sufficient off street parking for a minimum of 2/3 cars.

Overall this is a real opportunity to purchase a superb family house, currently well maintained and with excellent scope for enlargement, not necessarily now but at some time in the future if required.

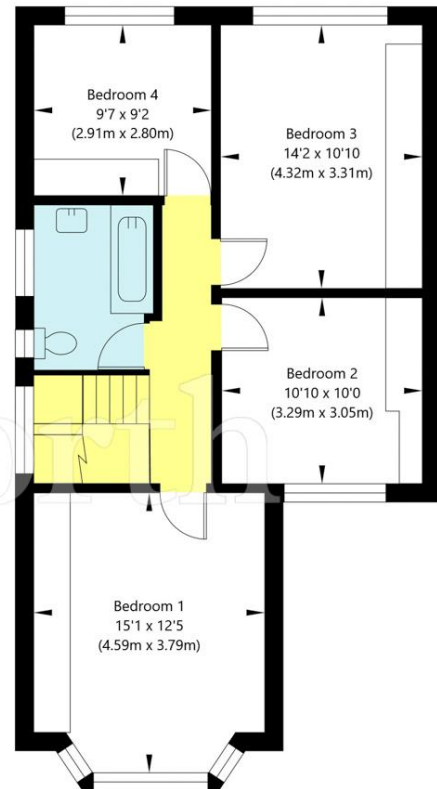
Viewing is highly recommended.



Princes Park Avenue, London NW11 0JR



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 88.91 SQ M / 957 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 64.91 SQ M / 699 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 153.82 SQ M / 1656 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.