



COLINDEEP LANE, COLINDALE, LONDON, NW9

OFFERS IN EXCESS OF £850,000 FREEHOLD

**RICH IN CHARACTER 4/5 BEDROOM BEAUTIFULLY
POSITIONED SEMI-DETACHED HOUSE**

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

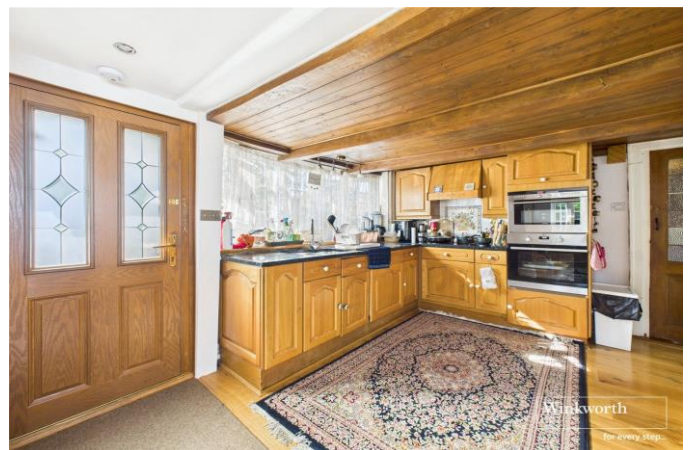
Winkworth

for every step...

winkworth.co.uk



This enchanting four/five-bedroom semi-detached mock Tudor-style property features stunning beamed ceilings and character throughout. The thoughtfully designed open-plan kitchen and dining area creates a perfect space for entertaining, complemented by two beautifully presented reception rooms, adorned with pretty feature fireplaces. A separate bedroom or versatile office and convenient W/C complete the ground floor. Upstairs, you'll find four well-appointed bedrooms, along with both a family bathroom and en suite shower room. The garden offers a gorgeous outdoor living space, with a patio area that steps down to a generous lawn, a handy storage outbuilding, and a central pergola that forms the heart of the garden. Additional benefits include off-street parking at the front of the property for several cars and scope to extend (STPP). It's well served location is equally appealing, with easy access to local schools, amenities and excellent transport links via Colindale Station (Northern Line) and Hendon Thameslink Station. This property exudes warmth and character and must be seen to be appreciated.



Winkworth

for every step...

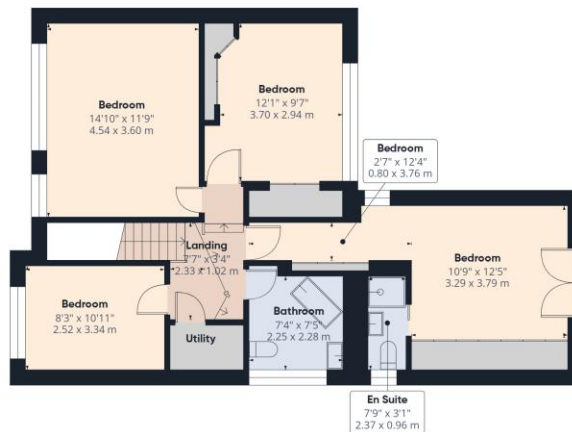


Winkworth

for every step...



Ground Floor



Floor 1

Approximate total area^m1832 ft²170 m²**Reduced headroom**4 ft²0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

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		
55-68	D	69 D	71 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold**Council Tax Band:** F - Barnet

All figures that are shown were correct at the time of printing.

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.