



**Winkworth**

for every step...

## Sturgess Avenue, NW4

£730,000 *Freehold*

The ground floor provides a welcoming reception room, perfect for everyday family life, alongside a convenient cloakroom and a well-appointed kitchen with ample storage and preparation space. To the rear, a bright conservatory overlooks and opens onto the garden, creating an excellent additional living or dining area with a strong connection to the outdoor space. The first floor comprises three double bedrooms and a modern family bathroom, offering comfortable and practical accommodation for a growing family.



### KEY FEATURES

- Flexible multi-generational living
- Three double bedrooms
- Bright rear conservatory
- Self-contained-style outbuilding
- Private rear garden
- Off-street parking for up to two vehicles,



### Hendon

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The rear garden is a particular feature of the property and leads to a substantial detached outbuilding providing ancillary accommodation. This space includes a lounge, bathroom and two bedrooms and is ideally suited for an elderly parent seeking a degree of independence while remaining close to family support, or for older children or teenagers wanting their own space within the same household. The accommodation is intended for use in conjunction with the main house and offers excellent flexibility for multi-generational living. To the front, the property benefits from a driveway providing off-street parking for up to two vehicles, an increasingly sought-after feature in this area. Sturgess Avenue is well positioned for a wide range of local amenities, with Brent Cross Shopping Centre close by, offering an extensive selection of retail, dining and leisure facilities. There are also a variety of local shops, cafés and supermarkets within easy reach.



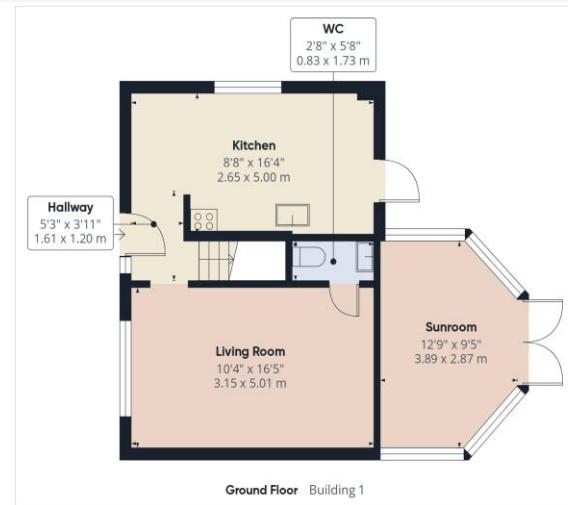
**Winkworth**





## MATERIAL INFO

Tenure: Freehold  
Council Tax Band: D  
EPC rating: D



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Approximate total area<sup>(1)</sup>

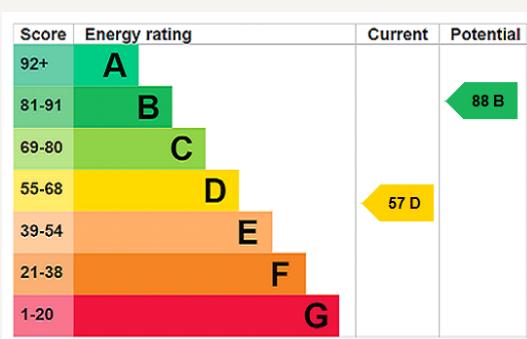
1347 ft<sup>2</sup>  
125.2 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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