



Pendragon Walk, NW9

£500,000 Freehold



This attractive 1980s-built mid-terrace house is well positioned within Pendragon Walk, The Hyde, offering well-proportioned accommodation arranged over two floors. The ground floor comprises an entrance hall, convenient guest cloakroom, comfortable reception room and a separate kitchen, while the first floor provides three bedrooms, comprising two double bedrooms and a single bedroom, together with a family bathroom. Further storage is provided within the loft which is accessed via a convenient pull down ladder for ease of use. The property further benefits from an allocated parking bay, complemented by an additional visitors' parking permit, providing useful parking provision for residents and guests.

KEY FEATURES

- THREE-BEDROOM MID-TERRACED HOUSE
- IDEAL STARTER HOME
- QUIET RESIDENTIAL LOCATION
- RESIDENTIAL PARKING
- DOWNSTAIRS WC
- SPACIOUS LIVING SPACE
- WELL-PROPORTIONED ACCOMMODATION
- PRIVATE REAR GARDEN WITH GATED ACCESS



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Pendragon Walk is conveniently situated for the amenities of The Hyde, Hendon and Colindale, with a variety of local shops, cafés and everyday services close by, while Hendon Broadway and Brent Cross offer a wider selection of shopping and leisure facilities. Transport connections are excellent, with Hendon Thameslink approximately 0.6 miles away, providing services towards central London and beyond, while Colindale Underground Station on the Northern Line is also readily accessible. The area is well served by local schools, including The Hyde School Ofsted outstanding, approximately 200 metres away, and Oliver Goldsmith Primary School, which is rated Good by Ofsted. For outdoor recreation, residents are close to West Hendon Playing Field, Welsh Harp Open Space and Fryent Country Park, providing an appealing balance of convenient urban living and accessible green open spaces.



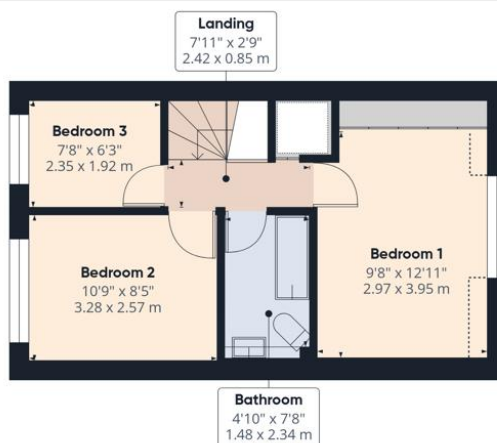


MATERIAL INFO

Tenure: Freehold
Service Charge: £290 per annum
Council Tax Band: D
EPC rating: EPC coming soon



Ground Floor



Floor 1

**Approximate total area⁽¹⁾**745 ft²69.2 m²**Reduced headroom**8 ft²0.8 m²

(1) Excluding balconies and terraces

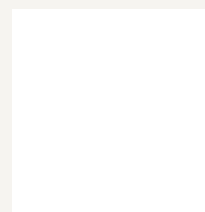
Reduced headroom

Below 5 ft/1.5 m

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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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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