



Johns Avenue, NW4

£800,000 *Freehold*



This attractive semi-detached family home offers generously proportioned accommodation arranged over three well-planned floors. The ground floor features a welcoming entrance hallway, two separate reception rooms, a convenient cloakroom and an impressive extended kitchen/diner, creating a superb space for both everyday family life and entertaining. The first floor provides three well-sized double bedrooms, with the largest benefiting from its own en-suite shower room, while the second floor is dedicated to a spacious principal bedroom with a further en-suite, providing a private and comfortable retreat.

KEY FEATURES

- VICTORIAN SEMI-DETACHED FAMILY HOUSE
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- FULLY EXTENDED KITCHEN/DINING ROOM
- DOWNSTAIRS CLOAKROOM
- THREE BATHROOMS
- IN EXCESS OF 1900 SQUARE FEET
- NO ONWARD CHAIN



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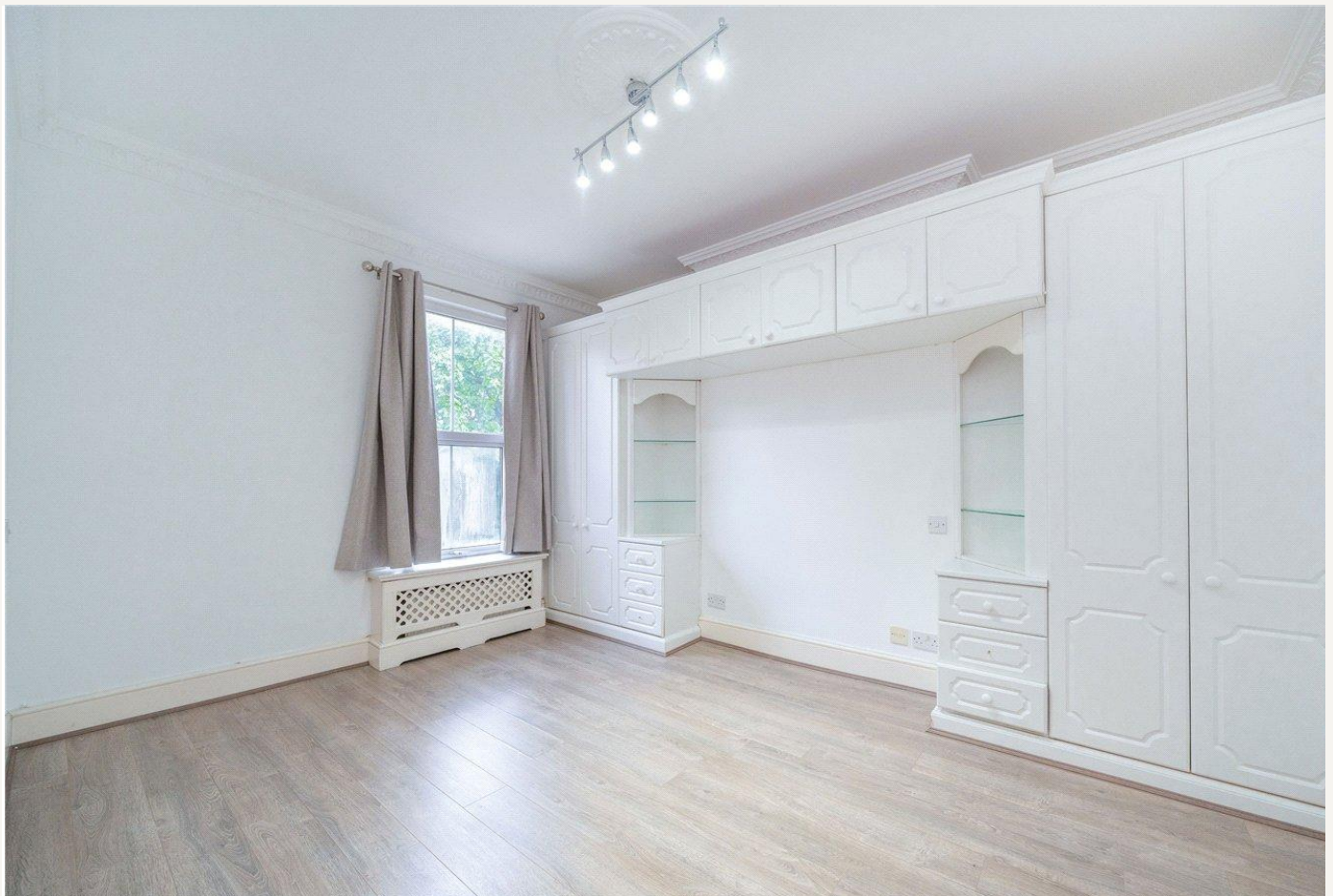
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Johns Avenue is ideally situated within the popular Hendon area, offering an excellent balance of residential tranquillity and everyday convenience. Hendon Central Underground Station is approximately 0.4 miles away, providing access to the Northern Line, whilst Hendon Station offers Thameslink services, making central London and beyond readily accessible. A wide selection of shops, cafés, restaurants and supermarkets can be found nearby, with a number of well-regarded schools in the surrounding area, including Hendon School, which is rated Good by Ofsted, and nearby primary schools also rated Good. For those who enjoy outdoor space, Hendon Park is close by and offers extensive green open space, children's play areas, tennis courts, sports facilities, gardens and a café, providing an excellent setting for recreation and relaxation.





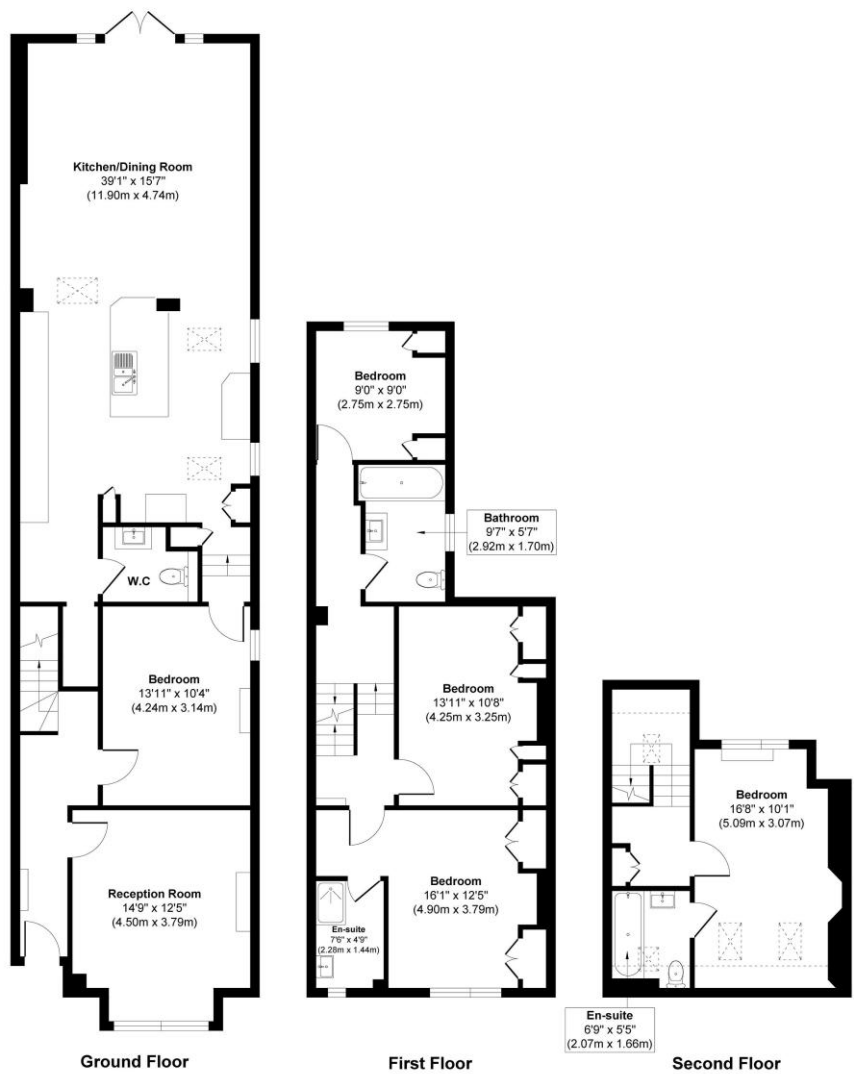
MATERIAL INFO

Tenure: Freehold

Council Tax Band: D

EPC rating: D

Approximate Gross Internal Area
1957 sq. ft - 181.87 sq. m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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