



CHURCH LANE, LONDON, NW9  
**£800,000 FREEHOLD**

## 4 BEDROOM SEMI DETACHED FAMILY HOME

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**DESCRIPTION:** Winkworth are thrilled to present to you as sole agents this semi-detached 4 bedroom family home in a bustling location. Offered chain free, and well situated in the ever-popular Church Lane, this property will make an ideal project for a family looking to create their perfect forever home. The property boasts bright & ample rooms & offers an abundance of living space. On the ground floor, there is a comfortable reception room, a separate through lounge to the open plan dining area/ kitchen and a convenient downstairs shower room. Upstairs, we are presented with 4 bedrooms, one of which boasts a modern en suite. A lovely family bathroom and a separate W/C. There is great scope to extend on this property (STPP) fabulous potential and opportunity for the modern day growing family.

Externally, the property benefits from a lovely rear garden and patio. Further benefits include off street parking for 2-3 cars as well as a space saving sizeable garage. This amazing house in a sought after street needs to be seen to be fully appreciated. An internal viewing is recommended.



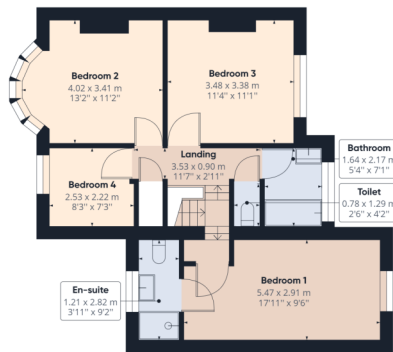
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Ground Floor Building 1



Floor 1 Building 1

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

1596.26 ft<sup>2</sup>  
148.30 m<sup>2</sup>

Reduced headroom

3.18 ft<sup>2</sup>  
0.30 m<sup>2</sup>

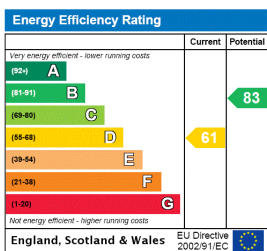
(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360

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.



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