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## Holders Hill Avenue, NW4

**£750,000** *Freehold*

Set along the ever-popular Holders Hill Avenue, this attractive three-bedroom semi-detached family home offers well-proportioned accommodation, a mature rear garden and excellent potential for extension, all within one of NW4's most convenient and well-established residential locations.



### KEY FEATURES

- NO ONWARD CHAIN
- SEMI-DETACHED FAMILY HOME
- MATURE REAR GARDEN
- SOUGHT-AFTER RESIDENTIAL ROAD
- WELL PROPORTIONED
- PRIVATE REAR GARDEN



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The property is approached via a shared driveway, complemented by a generous front garden which also offers the potential to be converted into off-street parking, subject to the necessary consents. Upon entry, a welcoming entrance hall provides access to the principal reception spaces. The front lounge is bright and inviting, enhanced by a classic bay window that allows natural light to pour in and creates a warm, elegant atmosphere. To the rear, a separate dining room offers an ideal space for entertaining or family living and connects seamlessly to the kitchen, which benefits from direct access to both the driveway and the rear garden.

The garden itself is a particular highlight, beginning with a paved patio ideal for outdoor dining and leading onto a lawn bordered by mature shrubs and small trees, creating a private, leafy setting that feels wonderfully established.



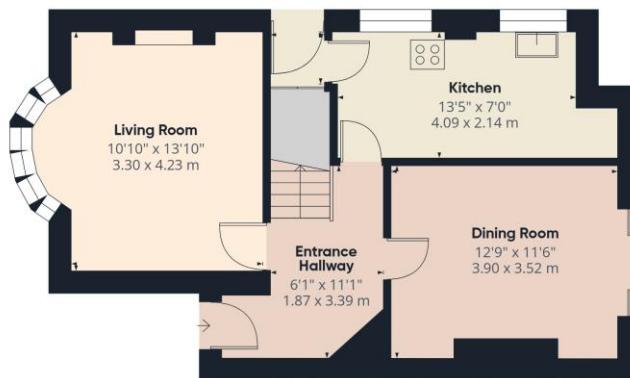


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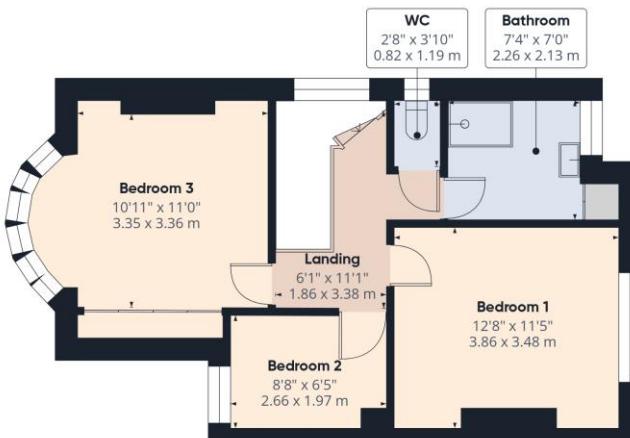


#### MATERIAL INFO

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



Ground Floor

Approximate total area<sup>(1)</sup>978 ft<sup>2</sup>90.8 m<sup>2</sup>

Floor 1

(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.

GIRAFFE 360



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

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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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