



Winkworth

for every step...

Holders Hill Avenue, NW4

£650,000 *Freehold*



Set along the established and well-regarded Holders Hill Avenue, this attractive semi-detached home offers three bedrooms, balanced living space and excellent potential for future enlargement, subject to planning permission.

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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Approached via a shared driveway, the property is complemented by a front garden which offers scope to create off-street parking if required. A welcoming entrance hall leads into the main living areas. To the front, a bright lounge features a bay window that brings in generous natural light. To the rear, a separate dining room overlooks the garden and provides a defined space for family living and entertaining. The kitchen is positioned alongside the dining room and benefits from access to both the driveway and the rear garden, creating a practical and well-connected ground floor layout.

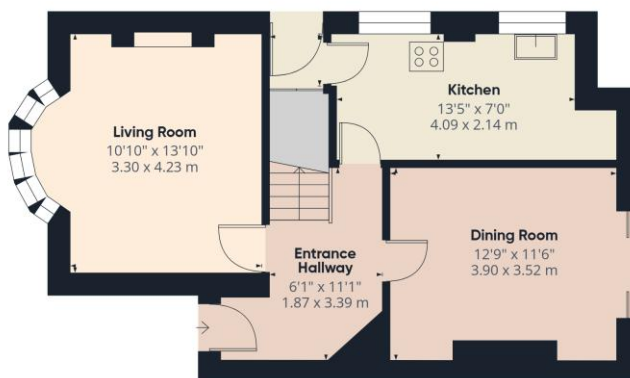
The rear garden is arranged with a patio area leading onto a lawn bordered by mature shrubs and small trees, offering privacy and a pleasant outdoor setting.



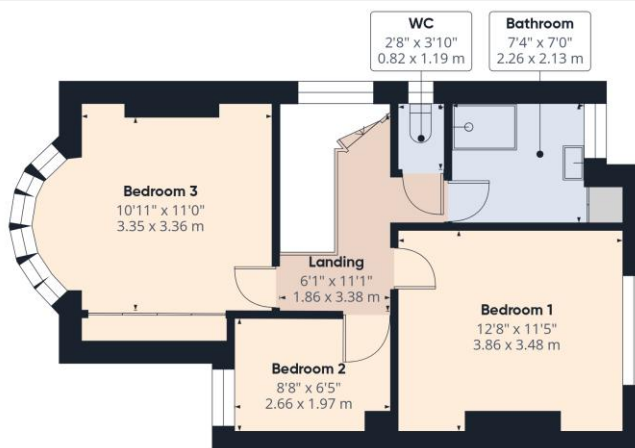


MATERIAL INFO

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



Ground Floor



Floor 1

Approximate total area⁽¹⁾
978 ft²
90.8 m²

(1) Excluding balconies and terraces

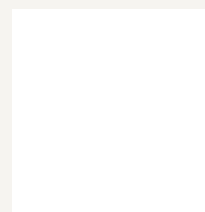
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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