



**CHEVIOT GARDENS, NW2**  
**£725,000 FREEHOLD**

**A Delightful 3 bedroom semi-detached family house with garage and own driveway.**

3 Bedrooms/ Through Reception  
 Room Plus Additional Sitting Room/  
 70' West Facing Garden/ Good  
 Order/ Excellent Potential/ Chain  
 Free/ EPC Rating: D/ Council Tax  
 Band: Barnet E





## DESCRIPTION:

We are delighted to offer this excellent example of the most desirable of houses on the Golders Green Estate. Cheviot Gardens is located off Pennine Drive and is with close proximity of Golders Green, Brent X and of course the now, newly created and exciting Brent X town with its own dedicated train station (Thameslink) which gets into London St Pancras in 12 minutes.

The property is one of the larger style units with the benefit of a garage and own driveway thereby having the best possible opportunity for further extension to the ground, first and second floors (all subject to obtaining planning consent).

Accommodation comprises on the ground floor, the 2 original reception rooms (now 1 through room) plus an additional living room with full width windows overlooking the rear garden. Also on the ground floor is the kitchen, a guest WC and of course the garage which in many similar houses has been converted to form an additional bedroom or sitting room/playroom.

On the 1st floor there are the regular 3 bedrooms and a shower room (originally a bathroom). Again as can be seen from the neighbouring house it is possible to partially extend over the garage on the 1st floor (probably to enlarge bedroom 3). Finally there is great potential to also extend into the loft to create a large master bedroom and ensuite bathroom.

To the rear of the house is a very well maintained and lawned rear garden with a shed to the rear. To the front of the house is a driveway with off street parking in front of the house for 2 cars.

Overall, this is a well priced family home, lovingly maintained and in good order that can either be extended now or at some later date if required.

The property is being sold 'chain free' and viewing is highly recommended.

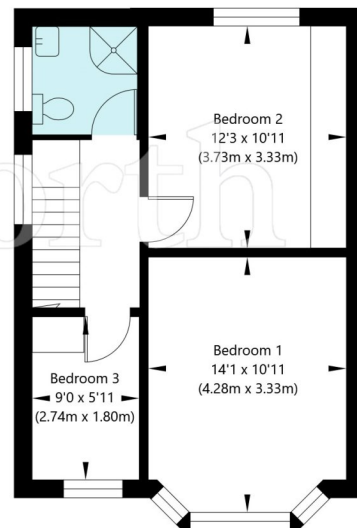
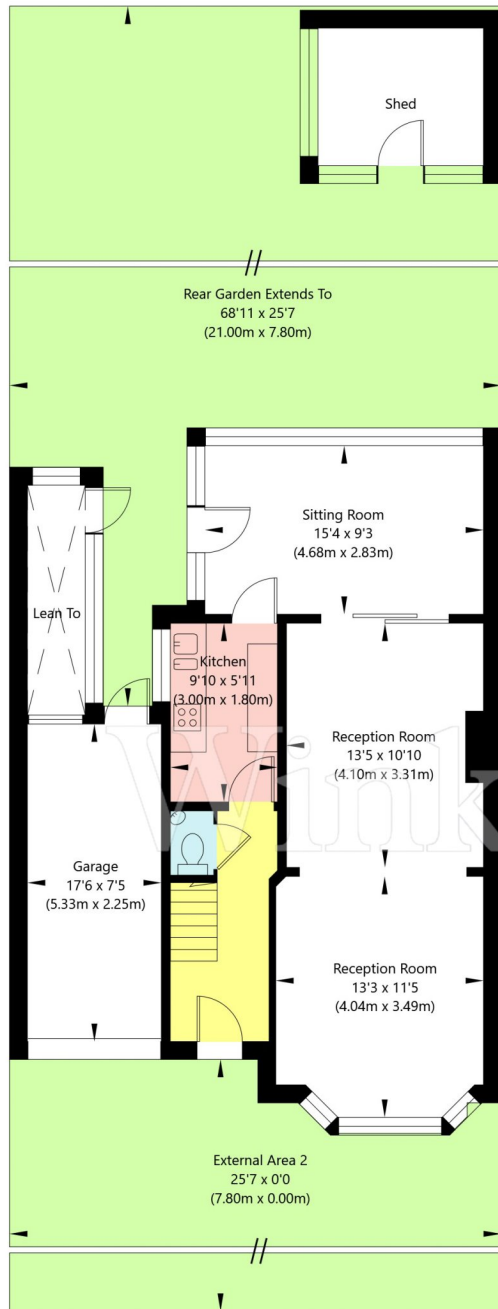
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		







# Cheviot Gardens, London NW2 1QD



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 41.44 SQ M / 446 SQ FT

Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 67.47 SQ M / 726 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 108.91 SQ M / 1172 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.