



3 Swynford Gardens, NW4 4XL

£579,950

**richard
james**

ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz





Property Description

A well presented 3 bedroom, 2 bathroom house forming part of this popular, modern development. The property is part of the highly sought after development and is conveniently located for well regarded primary and secondary schools, transportation and local parks, Middlesex University and both the Hendon Mainline and Underground station.

The property has been well maintained by the present owners with the ground floor accommodation comprising of a 15'8" reception room leading to a 10'10ft' conservatory and access to the private garden, Fully Fitted Kitchen with Granite Work tops and integrated appliances and a Guest Wc.

On the first floor there are Two Double Bedrooms and a family Bathroom and stairs lead up to the second floor where the Master Bedroom with En-suite Shower.


Additional benefits include an allocated off street parking space for one car and one visitor allocated off street parking space.

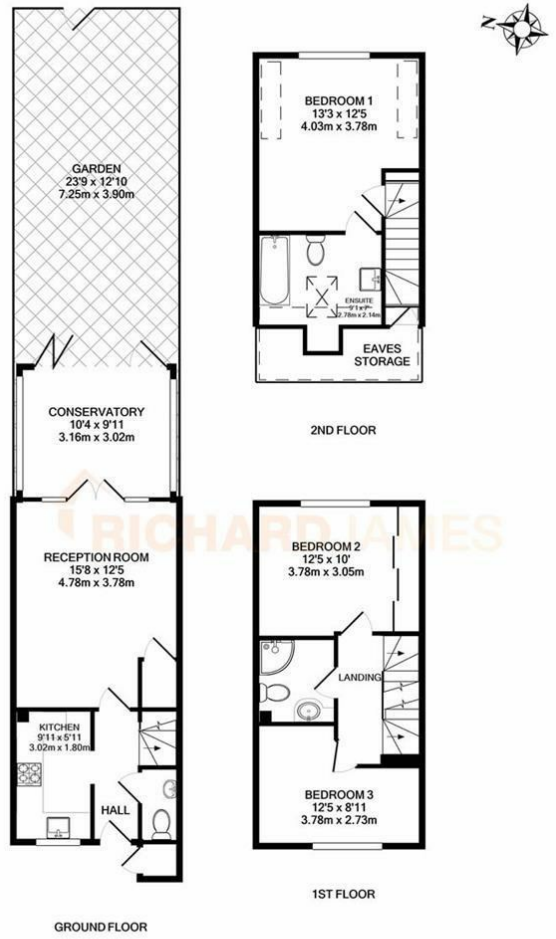
Key Features

- THREE BEDROOMS
- TWO BATHROOMS (ONE EN-SUITE)
- RECEPTION ROOM
- CONSERVATORY
- PRIVATE REAR GARDEN
- OFF STREET PARKING SPACE FOR 2 CARS

Important Information

- **Price:** £579,950
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** C
- **Locaton:** Hendon

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



SWYNFORD GARDENS NW4
TOTAL APPROX. FLOOR AREA 1023 SQ.FT. (95.0 SQ.M.)

Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by Chik Chak Limited. Made with Metropix 62021

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

richard james
ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz

