



Hendon Wood Lane, The Lincolns, NW7 4HS

£1,100,000

**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 detached family home over two floors only 2443.08 sq ft/226.97 sq m set well back from the ever popular tree lined road.

The property offers versatile and spacious entertainment and living accommodation and would lend itself to extension subject to the usual, necessary, consents.

The house currently comprises Principal Bedroom with en-suite Dressing Room and Bathroom, Three further Bedrooms, Family Bathroom, 22' x 22' Reception/Dining Room, fully fitted Kitchen/Breakfast Room, Tv/Family Room, Utility Room and Guest Wc.

Externally there is ample off street parking, double length Garage, and approximately 75' landscaped rear Garden.

Hendon Wood Lane is set amongst rolling greenbelt countryside within close proximity of Arkley and Totteridge yet within easy

Key Features

- ATTRACTIVE DETACHED FAMILY HOME
- 2443.08 SQ FT/226.97 SQ M
- KITCHEN/BREAKFAST ROOM
- 22' X 22' RECEPTION/DINING ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE DRESSING ROOM & BATHROOM
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- UTILITY ROOM
- GUEST WC
- AMPLE PARKING & DOUBLE LENGTH GARAGE

Important Information

- **Price:** £1,100,000
- **Tenure:** Freehold
- **Council Tax Band:** I
- **EPC:** D
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2443.08 sq. ft. (226.97 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 602119

The Lincolns, Hendon Wood Lane, NW7

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 well 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

