



## Sanderstead Avenue

Cricklewood, London NW2 1SG

- Attractive chalet-style home
- Semi-detached
- Bright and spacious 30ft lounge
- Large private rear garden
- Excellent potential to extend and improve
- 3-4 bedrooms
- Prime location just off The Vale
- Modern kitchen
- Semi-detached home
- Close to local schools, transport links, and amenities

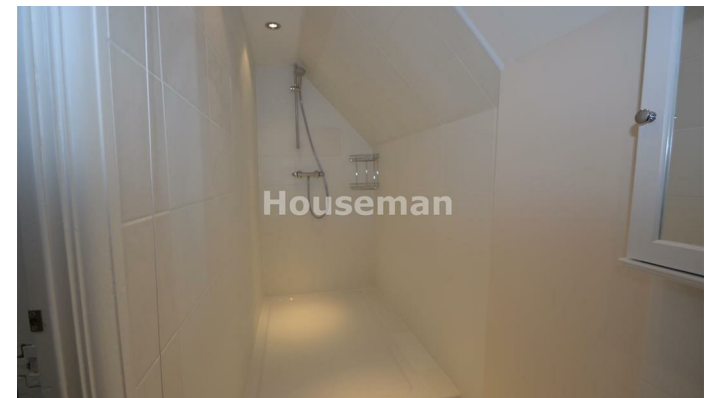
**Asking Price £895,000 Freehold**



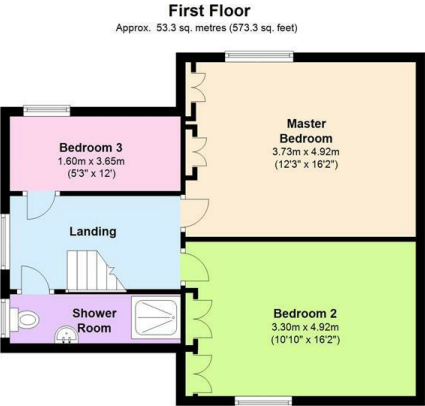


Location





Local Authority **Barnet**  
Council Tax Band **F**  
EPC Rating **E**



Total area: approx. 129.4 sq. metres (1393.0 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.