

# roundtree

real estate



HOLDERS HILL AVENUE, HENDON NW4

£1,125,000



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Freehold



BRITISH  
PROPERTY  
AWARDS

2022

★★★★★

GOLD WINNER

ESTATE AGENT  
IN NW4



BRITISH  
PROPERTY  
AWARDS

2022 - 2023

★★★★★

GOLD WINNER

LETTING AGENT  
IN NW4

*A fresh approach to your property journey...*

Situated on a desirable road on a corner plot is this extended 4 bedroom, 3 bathroom semi detached family home. The property has been remodelled and renovated by the current vendors, boasting high ceilings and extending to 2221sq.ft (206.35sq.m). Internally to the ground floor the property comprises a spacious modern kitchen breakfast room, a large reception/dining room with doors leading out onto garden, utility room, bedroom four and modern shower room.



- **Four bedrooms**
- **Three bathrooms**
- **Renovated throughout**
- **Large driveway**
- **Air conditioning**
- **Garage at rear**





**The first floor accommodates 3 bedrooms with the principal benefiting from a modern ensuite shower room, modern family bathroom suite and plenty of storage options. Externally there is a large driveway with parking for numerous cars, well presented garden to rear and hardstanding providing access to garage. The property is ideally located for local schooling, shopping amenities, transportation and Windsor Open Space and would make the perfect Family home. Sole Agents.**

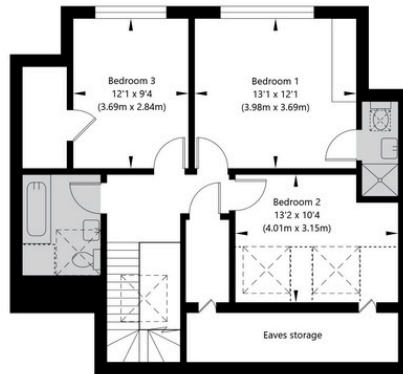


# FLOOR PLAN

Holders Hill Avenue, Hendon, NW4 1ET



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 129.9 SQ M / 1398 SQ FT

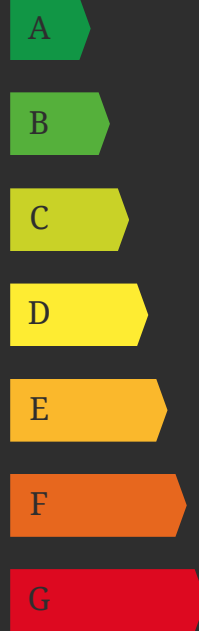


First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 63.65 SQ M / 685 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 206.35 SQ M / 2221 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.

## EPC



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