



Great North Way, Hendon NW4

A Bright and well-presented three bedroom semi-detached family home with huge potential for expansion to the loft and rear (subject to planning permission). It is within close proximity to public transport, shopping facilities, local amenities, as well as local bus routes and the A1 and M1 motorway.

Offers In Excess Of
£600,000
 Freehold

Great North Way, Hendon NW4

Overview

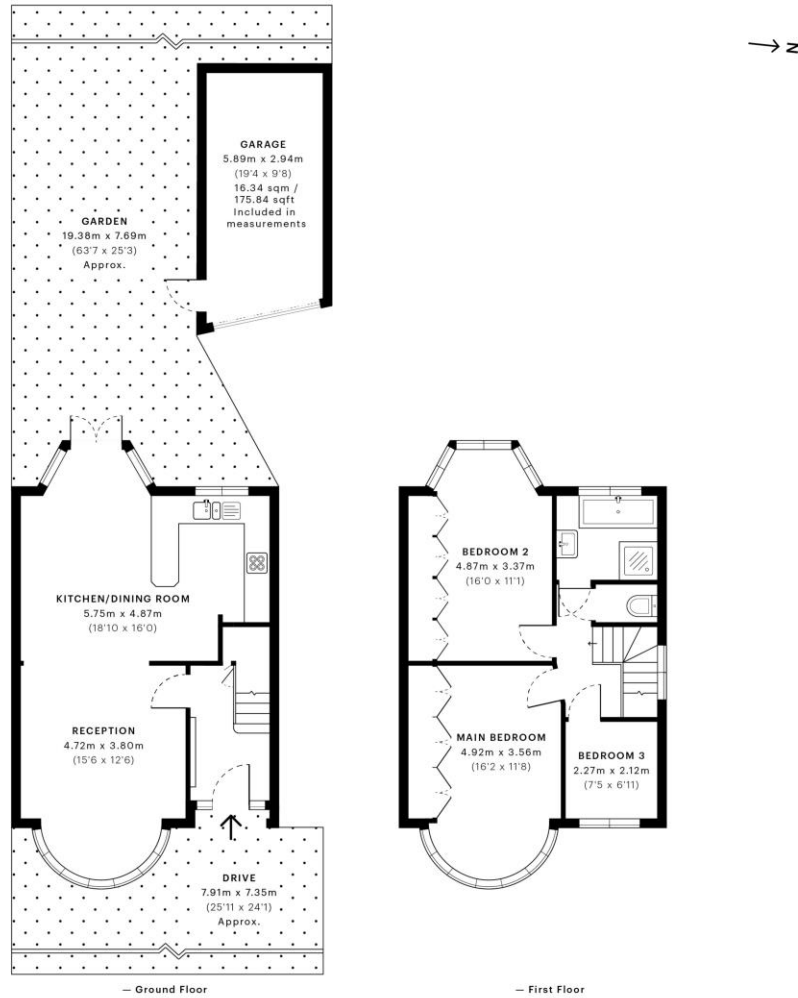
- THREE BEDROOMS
- LARGE THROUGH LIVING ROOM
- FITTED KITCHEN
- GOOD SIZE ENTRANCE HALL
- FAMILY BATHROOM
- SEPARATE WC
- SPACIOUS SOUTH FACING REAR GARDEN
- OFF STREET PARKING
- DETACHED GARAGE



The property consists of large living room, opening to fitted kitchen with doors leading to rear garden with patio area and mainly laid to lawn. On the first floor there are two double bedrooms, single bedroom, bathroom and separate WC. Externally to the front there is off-Street parking for ample cars, plus a detached garage.







GROSS INTERNAL AREA (GIA)
(The footprint of the property)
109.70 sqm / 1180.80 sqft

NET INTERNAL AREA (NIA)
(Excludes walls and external features
includes staircases, restricted head height)
85.44 sqm / 921.96 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Spatial use area under 1.8m
0.00 sqm / 0.00 sqft



Spec: Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPWS 38 RESIDENTIAL, 100.88 sqm / 1088.84 sqft
IPWS 30 RESIDENTIAL, 100.88 sqm / 1088.84 sqft

SPEC ID: 563595216d7a5e20dd8247b5e

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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