



109 Wakemans Hill Avenue, London, NW9 0TG Offers in excess of £550,000

Situated on the desirable Wakemans Hill Avenue, this spacious and well-arranged four-bedroom family home offers versatile accommodation across three floors, combining generous living space with excellent practicality in a sought-after North West London location.

The ground floor welcomes you with an entrance hallway leading through to a bright and comfortable living room featuring an attractive bay window, creating a warm and inviting family space. To the rear, the impressive open-plan kitchen/dining room provides excellent space for everyday living and entertaining, with direct access to the conservatory overlooking the garden. A convenient ground floor WC further enhances the practicality of the layout.

The first floor hosts three bedrooms, including two generous doubles, alongside a family bathroom and separate WC. The second floor is dedicated to a spacious principal bedroom suite, complete with shower room access and useful eaves storage, creating an ideal private retreat.

Externally, the property benefits from a detached garage offering secure parking, storage, or workshop potential. With approximately 1,400 sq. ft. of total accommodation including the garage, the home provides substantial space for growing families or buyers seeking flexible living arrangements.

Wakemans Hill Avenue is conveniently located for local amenities, reputable schools, transport links, and nearby green spaces, making it an excellent choice for families and commuters alike.

Early viewing is highly recommended to fully appreciate the size, layout, and potential this home has to offer.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		



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