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West Heath Drive Golders Hill Park NW11

A six bedroom semi-detached family house in need of updating, but situated in this sought-after road and with the benefit of off street parking for two cars.

The ground floor accommodation is ideal for entertaining and provides a large 21'9" reception room with doors out to the 80' rear garden, a kitchen/breakfast room, utility room, separate bay fronted dining room and a study.

The first floor enjoys a principal bedroom with en-suite bathroom, three further double bedrooms and a family bathroom. The second floor offers two additional bedrooms, an en-suite shower room and a second family bathroom.

The vast green acres of Golders Hill Park as well as the shops, restaurants and cafes of Golders Green are located at each end of the road, including the Northern Line underground station and a wide choice of buses.

The popular King Alfred's School and Ivy House School (both co-ed) are also within walking distance.

£2,350,000

SOLE AGENT

Freehold











256 Sq m (2754 Sq ft) Including under eaves and under 1.5m
236 Sq m (2539 Sq ft) Excluding under eaves and under 1.5m

236 Sq m (2539 Sq ft) Excluding under eaves and under 1.5m

This detailed floor plan shows a 3-bedroom house with the following layout and dimensions:

- Reception Room:** 21'9" x 12'5" (6.62x3.80) - Yellow, front left.
- Kitchen:** 14'5" x 12'0" (4.39x3.66) - Pink, front right.
- Living Room:** 18'7" x 13'0" (5.60x3.96) - Yellow, back left.
- Bedroom 1:** 12'0" x 12'0" (3.66x3.66) - Yellow, back right.
- Bedroom 2:** 10'7" x 9'2" (3.26x2.79) - Yellow, middle right.
- Bedroom 3:** 10'7" x 9'2" (3.26x2.79) - Yellow, middle left.
- Bathroom:** 5'11" x 9'0" (1.81x2.76) - Blue, bottom right.
- W.C.:** 5'11" x 9'0" (1.81x2.76) - Blue, bottom right.
- Entrance Hall:** 10'9" x 9'2" (3.29x2.79) - Yellow, central.
- Driveway:** 33'6" x 29'6" (10.27x9.00) - Yellow, front.
- Garden:** 80'6" x 29'3" (24.55x8.91) - Green, back.
- Shed:** 10'0" x 10'0" (3.05x3.05) - Grey, back right.

The plan includes various fixtures like a fireplace, kitchen appliances, and a central heating system. The entrance is marked 'IN' and the back door is marked 'OUT'.

Second Floor

Not to Scale, for guidance only and must not be relied upon as a statement to fact. All measurements are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Ground Floor