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Dunstan Road

Golders Green

NW11

Located on this ever popular road and backing on to the open spaces of Child's Hill Park, is this three storey four bedroom family home of some 2,035 sq ft which would benefit from re-modelling and refurbishment throughout, and which is set back from the road behind a driveway for three cars.

This offers a great opportunity to create a wonderful family home, which could provide (subject to the usual planning consents) five bedrooms, three bathrooms, a large kitchen/breakfast family room, plus two receptions rooms, a utility room and a guest WC. In addition to this there is presently a 295 sq ft detached studio located at the end of the 98ft south facing garden.

The excellent public transport hub and shopping amenities of Golder's Green are located close by as is the Hendon Way which provides easy vehicular access both towards the Finchley Road and town, as well as to Brent Cross and all routes North.

As mentioned above the house is set in fact between three parks, Childs Hill Park, Basing Park and the beautiful open spaces of Golder's Hill Park easily approached from the top end of Dunstan Road.

Offers in excess of £1,000,000 **SOLE AGENT** **Freehold**





















Dunstan Road, NW11



Approx Gross Internal Area 2035 Sq Ft - 189.05 Sq M
(Excluding Store)

Approx. Floor Area Including Restricted Heights 2243 Sq Ft - 208.37 Sq M
(Including Store)
(Excluding Garden Studio)

Garden Studio Area 295 Sq Ft - 27.40 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
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