



**CHILTERN GARDENS, GOLDERS GREEN ESTATE, LONDON, NW2
£675,000 FREEHOLD**

A 3 BEDROOM EXTENDED FAMILY HOME LOCATED ON THE GOLDERS GREEN ESTATE....

Golders Green | 020 8458 8313 | goldersgreen@winkworth.co.uk

**3 BEDROOM/ REAR EXTENSION/ OFF STREET PARKING/ CHAIN FREE/
GARAGE TO THE REAR/ SOUTH FACING GARDEN/ EPC:
COUNCIL TAX BAND:**



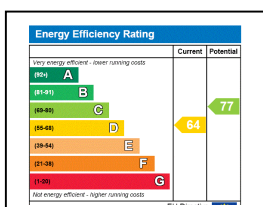
DESCRIPTION:

We are delighted to offer this extended 3 bedroom semi detached family home located on the very popular Golders Green Estate. Chiltern Gardens is a quiet tree lined street accessed via either Cleveland Gardens or Claremont Road. It is well situated for access to Overground trains at Cricklewood Lane or the new station at Brent Cross West. There is also easy access to Golders Green, West Hampstead and Brent Cross.

The house has been generally well maintained and has the benefit of a rear extension thus giving a larger than normal kitchen plus a utility room and guest w/c on the ground floor, in addition to the 2 intercommunicating reception rooms. On the 1st floor there are 3 bedrooms plus a family bathroom, and a large loft space provides an opportunity if required (subject to planning) of creating a further 1 or 2 bedrooms plus a shower room.

To the front of the house there is a shared driveway with provision for off street parking and to the rear is a garage probably best used for storage. The rear garden extends to approximately 40' and is South Easterly facing.

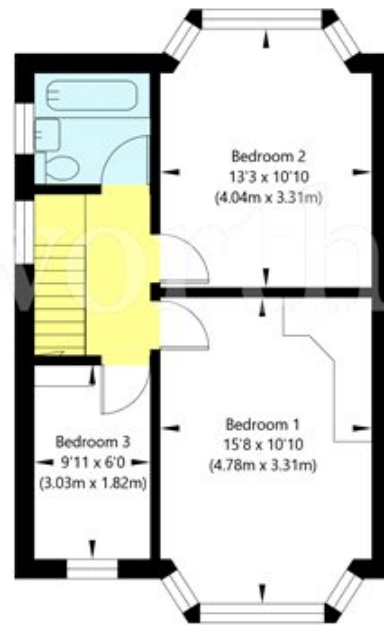
The property is being sold chain free and viewing is strongly recommended.



Tenure: Freehold
Council Tax Band: E



Chiltern Gardens, London, NW2 1PU



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 43.35 SQ M / 467 SQ FT

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 53.46 SQ M / 575 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA INCLUDING OUTBUILDING 108.06 SQ M / 1163 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.

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