



**FORRES GARDENS, NW11**  
**£1,075,000 FREEHOLD**

## **FANTASTIC FOUR-BEDROOM, TWO-BATHROOM FREEHOLD FAMILY HOME WITH REAR EXTENSION**

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

**4 BEDROOMS / 2 BATHROOMS / RECEPTION ROOM**  
**OPEN PLAN KITCHEN / LOFT CONVERSION / GARDEN**  
**EPC RATING: C / COUNCIL TAX BAND: F**



#### DESCRIPTION:

A fantastic four-bedroom, two-bathroom freehold family home with a rear extension including a loft conversion and period features. Conveniently located off Finchley Road, on a quiet, no-through road, this attractive house is close to Golders Hill Park and surrounded by great transport links.

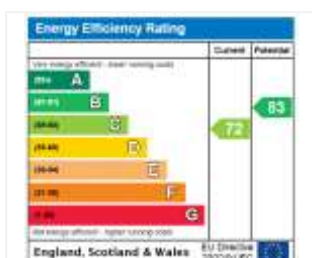
It features many examples of arts and craft style 1920's architecture, such as its original Arts and Crafts staircase. The first reception room is at the front and features wall-to-wall original windows with secondary glazing. A feature of the room is a TV concealed in a cabinet, it is currently being used as a snug, perfect to sit, relax and read a book. It can be used as a guest room if desired.

The second reception with an open-plan kitchen is set within the rear extension. It is carefully designed to suit modern family life, creating a thoughtful, bright, and functional space. It offers ample storage with features such as a closet study and pull-out cabinets. The fully fitted kitchen and dining area open to the garden with bi-folding doors are ideal for entertaining. An elevated, partly openable skylight across the living space brings in plenty of natural light. The garden with decking throughout is low maintenance and perfect for barbecues. It also benefits from 1-metre deep wall-to-wall storage at the back.

The layout on the ground floor further includes a guest WC tucked away under the timber staircase, and a space for a utility room with a washing machine and dryer.

There are 3 bedrooms on the first floor with bespoke fitted wardrobes. Two of them are spacious doubles with secondary glazing and fitted blinds, and the third is used as an office. There is a modern and large fully tiled family bathroom. The additional staircase to the loft conversion is brightened by the skylight above, has a generous width and replicates the Arts and Crafts features of the original staircase. It leads to the spacious bedroom and another fully tiled bathroom with a shower. Daylight is distributed throughout with several velux windows on one side, and wall-to-wall windows on the other. Benefitting from extra storage in the eaves, it has 2 separate study areas and a low front niche in the front gable for relaxation. This loft room has also been designed to be two double bedrooms if required.

A short distance both from Golders Green and Temple Fortune and walking distance to Golders Green Station with Northern Line Tube and Buses to Stansted Airport

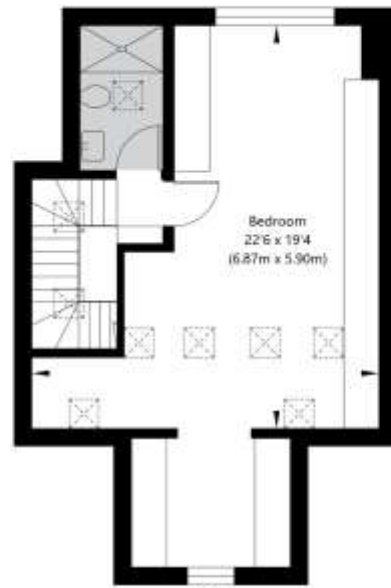




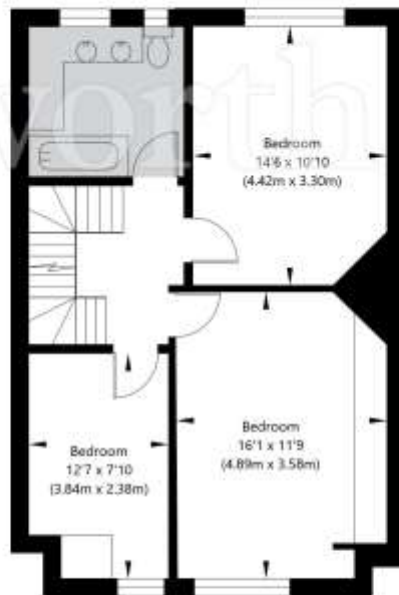
Forres Gardens, London, NW11 7EX



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 75.81 SQ M / 816 SQ FT



Loft  
GROSS INTERNAL FLOOR AREA  
APPROX. 44.77 SQ M / 482 SQ FT



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 56.66 SQ M / 610 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 177.24 SQ M / 1908 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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