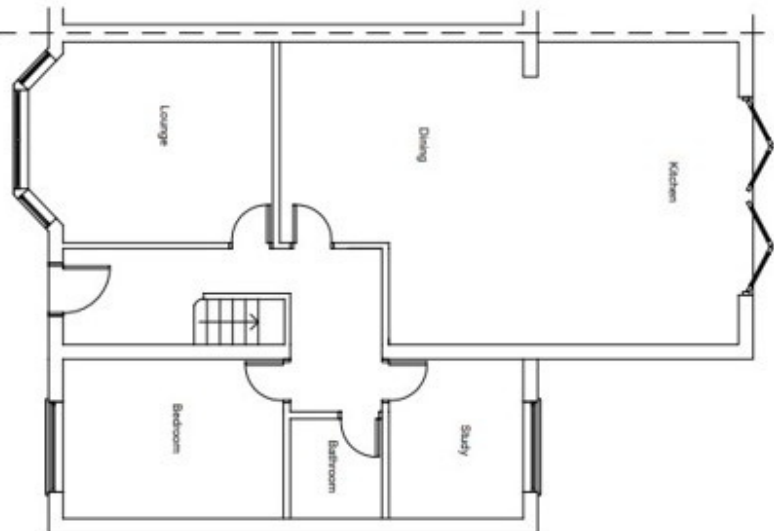
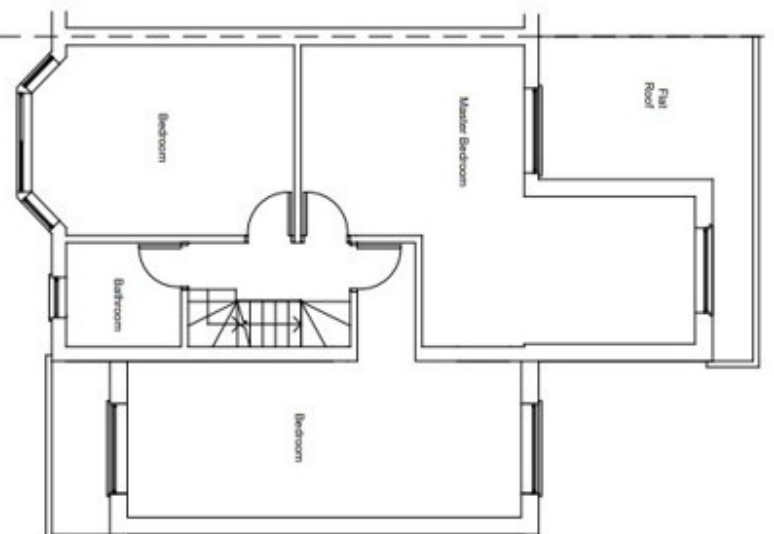




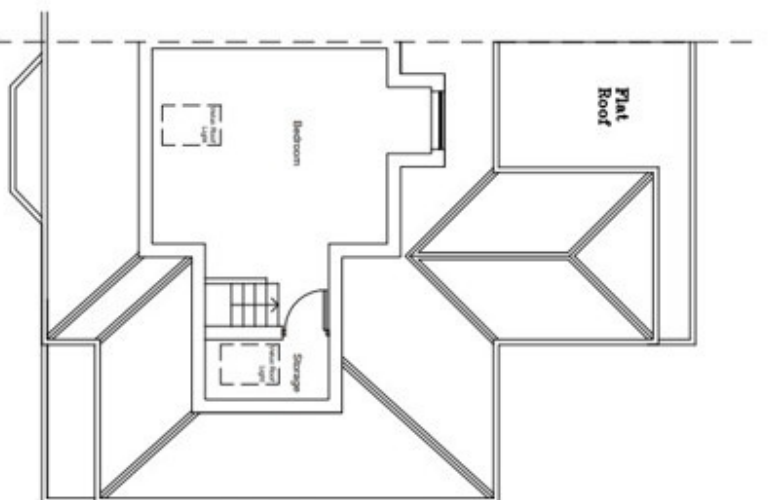
EXISTING GROUND FLOOR PLAN 1:100



EXISTING FIRST FLOOR PLAN 1:100



EXISTING LOFT FLOOR PLAN 1:100



## Manor Hall Avenue, Hendon, NW4

Guide Price : £2,250,000

This exquisite five/six bedroom detached house is situated in one of Hendon's most desirable avenues, boasting a generous 2596 square feet of living space. Impressively, the property has been under the same ownership for two decades, and the current owners, now seeking to downsize, hope to pass on the opportunity for a new family to cherish and enjoy the home as much as they have. Nestled on a sizable plot, the residence features a rear garden facing a South Westerly elevation, providing a picturesque outdoor space. Notably, the property offers significant potential for expansion, subject to obtaining planning permission.

Upon entering, an inviting entrance vestibule leads to the entrance reception, from which all principal reception areas can be accessed. The ground floor includes a bay-fronted lounge and a formal dining room with French Doors that open onto the rear garden. The kitchen seamlessly connects to a breakfasting room, a utility room, and an additional reception room that could serve as a sixth bedroom if desired.

A sweeping staircase in the reception hallway leads to a beautiful landing on the first floor, providing access to various rooms. The main bedroom suite stands out, featuring a large en-suite six-piece bathroom suite. Additionally, there are four further double bedrooms, a bathroom with W/C, an additional W/C, and a utility room.

The location in Hendon, specifically in one of its most exclusive roads, adds to the property's allure. It is conveniently situated near two underground stations, Mill Hill East (0.8 miles) and Hendon Central (1 mile), providing easy access to the Northern Line and Zones 3-4. Moreover, its proximity to the A406 (North Circular) facilitates straightforward travel throughout London, with convenient access to the A1 and M1 for reaching Northern areas of Greater London. Overall, this property represents a fabulous opportunity for families seeking a home in this sought-after area, combining elegance, space, and potential for further development.

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Tenure Freehold



882 sqft



6 Bedrooms



2 Bathroom



Permit

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		