

**WOODLANDS, GOLDERS GREEN, NW11**  
**Offers in excess of £2,250,000, Freehold**



**VERY LARGE IMPOSING 7 BEDROOM 5 BATHROOM DETACHED HOUSE OF SOME 3164 SQ FT/  
293.9 SQ MT IN ONE OF GOLDERS GREEN MOST SOUGHT AFTER LOCATIONS JUST OFF  
GOLDERS GREEN ROAD**

**THE HOUSE HAS BEEN BEAUTIFULLY AND TASTEFULLY MODERNISED WITH SOME  
FEATURES NOT OFTEN FOUND IN SIMILAR HOMES**

**A PERSONAL VIEWING IS A MUST!**

# Golders Green, NW11 9QL

Approx Gross Internal Area = 293.9 sq m / 3164 sq ft

Restricted Headroom = 2.0 sq m / 22 sq ft

Approx Garden Area = 232.0 sq m / 2497 sq ft

Approx Driveway Area = 55.8 sq m / 601 sq ft

Total = 583.7 sq m / 6283 sq ft



Ref:

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN

Dreamview Estates give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

## Long Description

WOODLANDS, GOLDERS GREEN, NW11 9QL

DREAMVIEW ESTATES HAVE BEEN PRIVILEGED TO BE ASKED TO MARKET THIS IMPOSING AND EXTREMELY LARGE DETACHED RESIDENCE IN ONE OF GOLDERS GREEN MOST SOUGHT AFTER AND POPULAR LOCATIONS

THE HOUSE IS ENTERED BY AN IMPRESSIVE ENTRANCE HALL WITH AN IMPOSING, HAND MADE, WOODEN SPIRAL STAIRCASE AND HAS BEEN EXTENDED TO THE REAR AND INTO THE LOFT WITH VERY HIGH CEILINGS

THE PROPERTY PROVIDES SOME 3164 SQ FT/294 SQ MT OF ACCOMMODATION OFFERING 7 BEDROOMS, 5 BATHROOMS (2 EN SUITE) OVER THE 3 FLOORS, ALONG WITH A HUGE GROUND FLOOR HAVING 2 LARGE RECEPTIONS AND A MASSIVE 28' X 21' KITCHEN/DINER WITH A FULLY FITTED KITCHEN AREA

THE MASTER SUITE PROVIDES A WALK IN DRESSING ROOM

ALSO ON THE GROUND FLOOR THERE IS ALSO GUEST CLOAKROOM AND A PASSOVER KITCHEN (OR UTILITY ROOM)

OTHER FEATURES INCLUDE:-

- \*AIR CONDITIONING IN MOST ROOMS
- \*CCTV
- \*REMOTE ALARM SYSTEM
- \*IMPRESSIVE HAND MADE WOODEN SPIRAL STAIRCASE
- \*GRANITE WORK TOPS IN KITCHEN
- \*HIGH END DESIGNED BATHROOMS
- \*SIDE PASSAGE WITH SUCCOH STORAGE
- \*FRONT AND REAR GARDEN BOTH HAVE IRRIGATION SYSTEM
- \*ASTRO TURF AT REAR OF GARDEN
- \*OFF STREET PARKING
- \*PASSOVER KITCHEN (OR UTILITY ROOM)
- \*DINING ROOM SNOOKER TABLE CAN BE PURCHASED SEPARATELY

TO THE REAR IS A PRETTY, SECLUDED AND WELL MAINTAINED REAR GARDEN OF OVER 100' WITH AN ASTRO TURF SECTION TO THE REAR WITH AN IRRIGATION SYSTEM AND ALSO SERVING THE FRONT

AT THE FRONT THERE IS ALSO A DRIVE WAY FOR 2 CARS

THE HOUSE HAS BEEN TASTEFULLY MODERNISED AND WELL MAINTAINED BY CURRENT OWNERS AND MUST BE VIEWED TO BE FULLY APPRECIATED

VIEWING IS STRICTLY BY APPOINTMENT ONLY

THE VENDORS ARE SEEKING OFFERS IN EXCESS OF £2,250,000 FOR THE FREEHOLD INTEREST IN THIS STUNNING HOME

COUNCIL, TAX BAND G

EPC BAND C