



TALBOT CRESCENT, HENDON, LONDON, NW4
£1,225,000 FREEHOLD

A FANTASTIC, BRIGHT AND SPACIOUS SIX
BEDROOM, THREE BATHROOM DETACHED
FAMILY HOME IN A CONVENIENT LOCATION

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DESCRIPTION:

This is a stunning, bright and spacious detached family home situated in the heart of the Edgeworth estate.

This fine six bedroom, three bathroom property benefits from having been recently refurbished by the current owners to a high standard and offers approximately 2,318 sq. ft. of internal accommodation with scope to extend further.

Arranged over three floors with the ground floor comprising an airy reception room, which leads directly to a well maintained and south easterly facing garden, utility room, guest WC and a modern separate fully fitted and integrated kitchen. On the first floor, there are three double bedrooms including a master bedroom suite with fitted storage, en-suite bathroom (with shower and bath) together with a large family bathroom. The second floor comprises three further double bedrooms, second family bathroom and storage in the eaves.

Further benefits include: off street parking and a south easterly facing private garden.

Conveniently located close to Hendon, Malcolm and Sunny Gardens Parks, this home is also within easy reach of Hendon Central Underground Station, Hendon Mainline Overground Station and a number of bus routes, making access in and out of the city quick and easy. The property is also in close proximity to the A1, M1 and A406 North Circular Road should you be travelling by car.

As well as Hendon's other nearby shopping and transport facilities, easy access is also provided to the A41.

EPC: C / Council Tax Band: G

AT A GLANCE

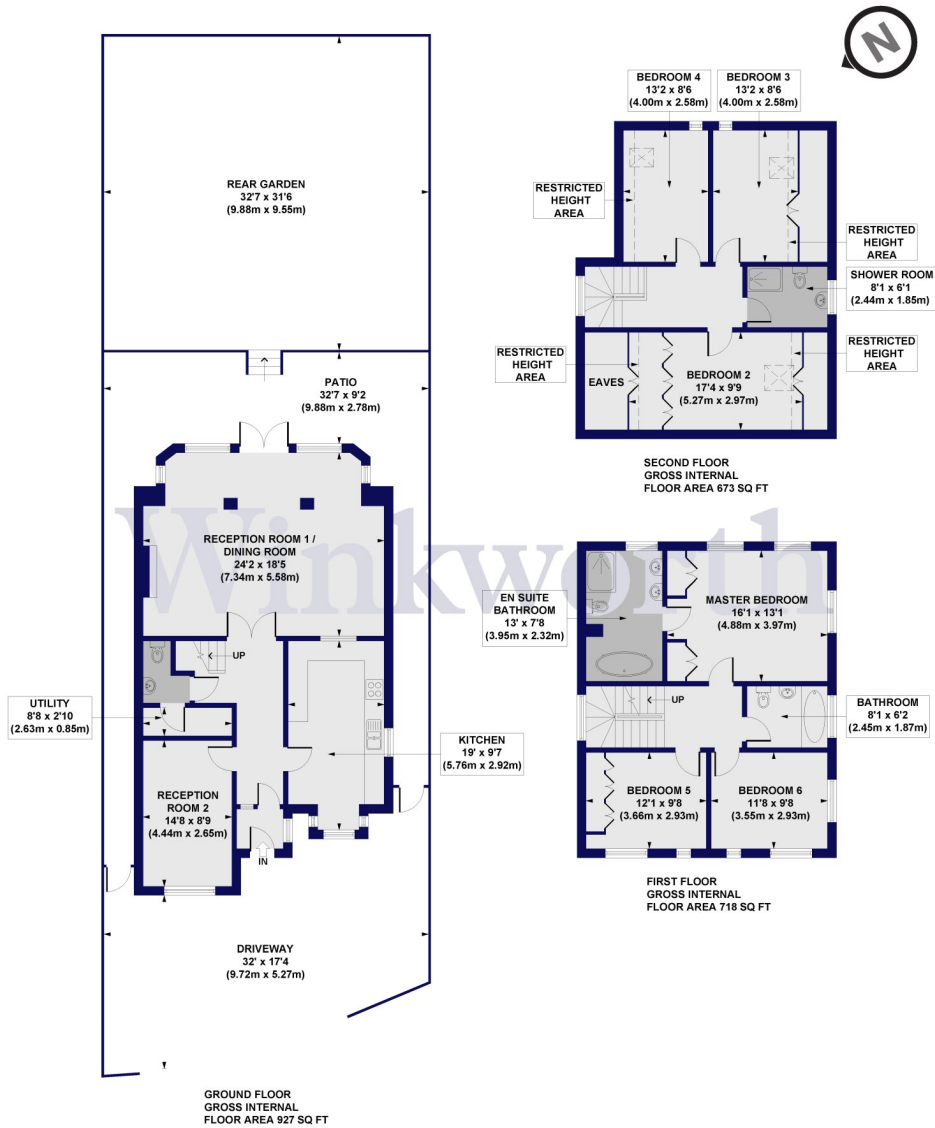
- SIX BEDROOM, THREE BATHROOM DETACHED FAMILY HOME ARRANGED OVER THREE FLOORS
- PRESENTED IN EXCELLENT DECORATIVE ORDER THROUGHOUT
- SPACIOUS AND MODERN LIVING ACCOMMODATION EXTENDING TO C. 2,318 SQ. FT.
- PRIVATE REAR GARDEN AND OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- CHAIN FREE





Talbot Crescent, NW4

Approx. Gross Internal Floor Area 2318 sq. ft / 215.35 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 2157 sq. ft / 200.40 sq. m (Excluding Restricted Height Area & Eaves)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)	73	81
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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