



## Church Close

**£775,000**

Situated in a quiet cul-de-sac on Church Close, HA8, is this wonderful three bedroom family home offering generous accommodation in a prime location, off-street parking, and excellent potential to extend subject to the usual planning consents.

The ground floor comprises a bright and spacious reception room a separate dining area, and fitted kitchen. In addition to a bathroom and separate office/4th bedroom, providing flexible living space ideal for family use.

To the first floor there are three well-proportioned bedrooms and a family bathroom. The property is an ideal purchase for buyers looking to create a long-term family home.

Externally the property benefits from ample parking and a private rear garden, with further potential to extend to the rear or into the loft (STPP).

Church Close is conveniently located close to local schools, shops, and transport links, making this a great opportunity for families or investors alike. Sole Agent.

- Three bedroom family home
- Quiet cul-de-sac location
- Off street parking for multiple cars
- Private rear garden
- Plenty of potential to extend (STPP)
- Ideal family home
- Scope to modernise
- Popular residential location
- Close to local schools & amenities

### Viewing

Please contact our Mill Hill Office on 02089590011 if you wish to arrange a viewing appointment for this property or require further information.



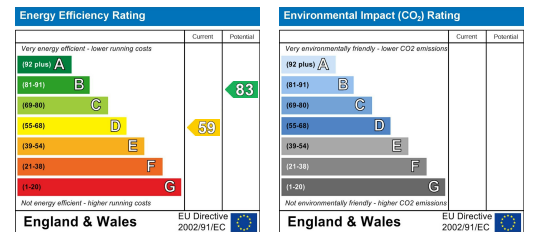
## Floor Plan



## Area Map



## Energy Efficiency Graph



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