



The Habendum

Hendon Wood Lane, Mill Hill NW7

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ENORMOUS POTENTIAL TO EXTEND AND IMPROVE SUBJECT TO PLANNING PERMISSION

A delightful contemporary style 3/4 bedroom detached house, (originally 4 bedrooms) located in this highly sought after and desirable neighbourhood, being in need of some updating.

As you enter, you are greeted by a spacious reception hall entrance, a 31'5 double reception room which is ideal for entertaining, a 22'2 kitchen/breakfast room and a guest cloakroom.

On the first floor there is a large landing, a spacious principal bedroom suite, which was once 2 bedrooms, and now comprises of a large bedroom with en suite dressing room and a bathroom/wc. There are two further bedrooms, plus a family bathroom.

Outside, the beautifully landscaped garden provides a private oasis for relaxation, gardening, double garage, offering secure parking and extra storage space, plus a deep drive with additional parking.

With its excellent layout, ample living space, and prime location, this house is perfect for families seeking a comfortable and stylish home. Don't miss the opportunity to make this charming property your own!



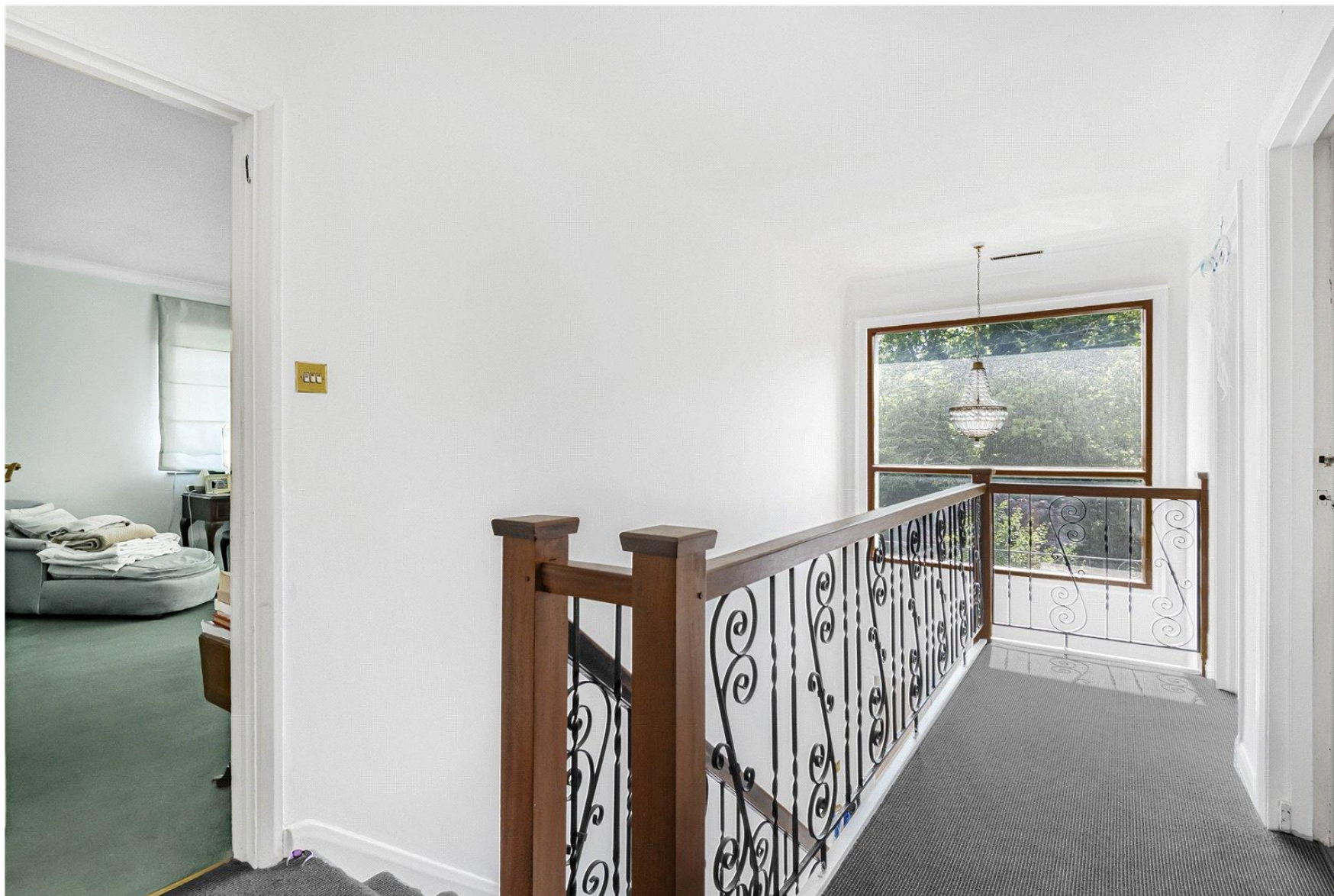






























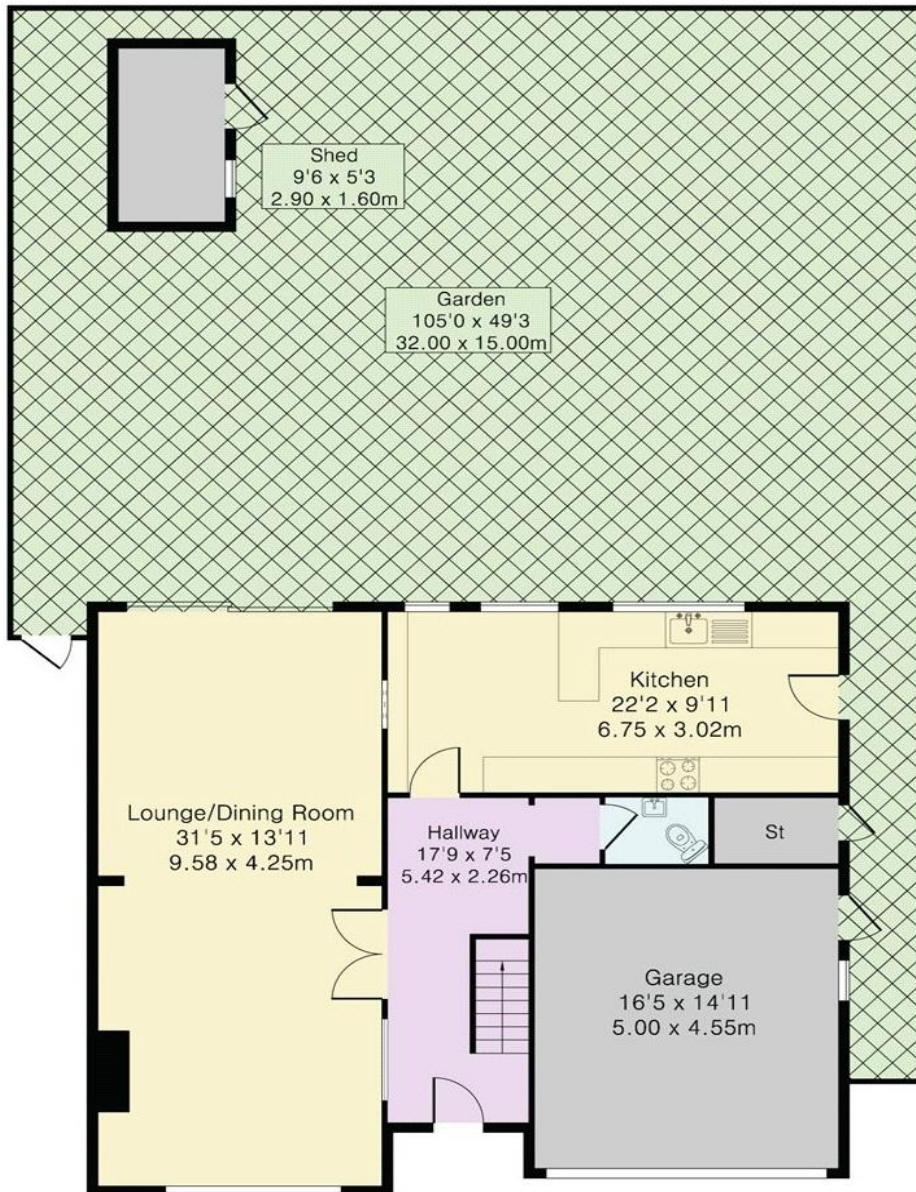


Approximate Gross Internal Area 2215 sq ft – 205 sq m

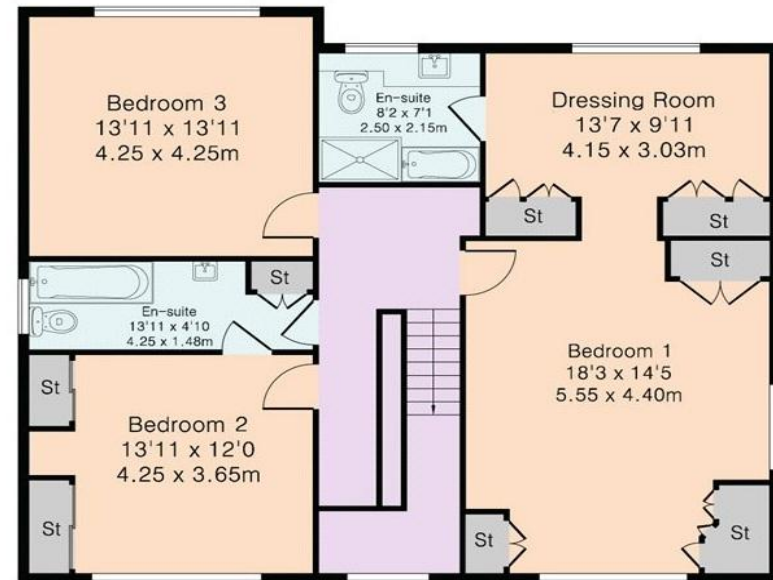
Ground Floor Area 1102 sq ft – 102 sq m

First Floor Area 1063 sq ft – 98 sq m

Outbuilding Area 50 sq ft – 5 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Local Authority: Barnet
Council Tax Band: G
Tenure: Freehold





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