



The Vale, Golders Green, NW11  
Guide Price £1,000,000 - £1,250,000

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**\*\*GUIDE PRICE £1,000,000 TO £1,250,000\*\***

Exclusive listing of this spacious 4/5-bedroom house arranged over three floors, extending to 2,005 sq ft (186.3 sq m).

The property is conveniently located within easy walking distance of Golders Green Underground and bus stations, as well as the shops, restaurants and cafés on Golders Green Road. It enjoys close proximity to local parks and the Heath Extension, along with regular bus and coach services into and out of Central London and to most airports. The property is also a short drive from both the A1 and A1(M).

The ground floor comprises a reception hallway with fitted cupboards, a formal front reception room currently used as a large double bedroom, a spacious open-plan lounge and dining area overlooking the garden, a fitted kitchen, and a shower room with WC.

On the first floor, there are two large double bedrooms (one currently used as an additional reception room), a smaller double bedroom, a large single bedroom currently arranged as a utility room, a family bath/shower room, and a separate WC.

On the top floor, there is a large double bedroom which could be extended further, with scope to add an en-suite shower room (subject to the necessary planning permissions and consents). Outside, there is a large west-facing mature rear garden with a side passageway.

To the front of the property is a driveway providing off-street parking for up to three vehicles. A rare opportunity to purchase a spacious home in a prime location, with a large garden and outstanding potential to create a superb long-term family residence. This property presents an exciting opportunity for buyers to modernise and personalise, with the need for updating already reflected in the competitive asking price. Offered chain-free.

Size - 186.3 sq m / 2005 sq ft



4/5 Bedroom

Tenure - Freehold



2 Bathroom

Council - Barnet



2 Reception

Tax Band - G



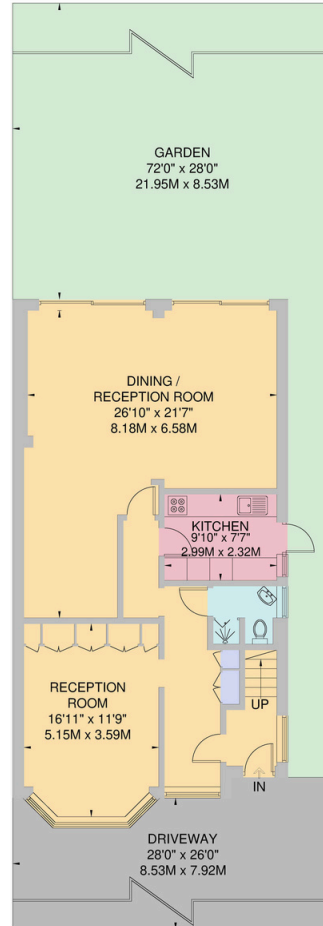
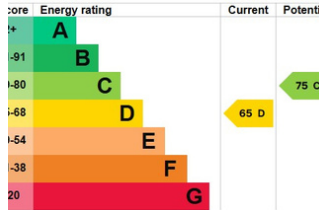
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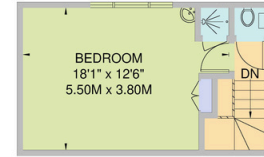


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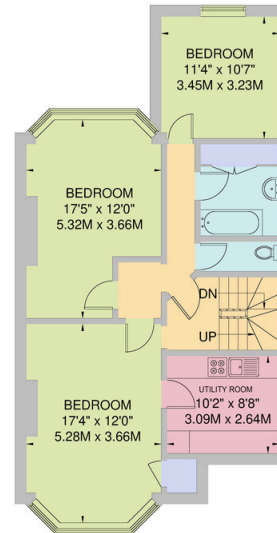
Approximate Gross Internal Area  
186.3 sq m / 2005 sq ft



**GROUND FLOOR**  
86.6 sq m / 932 sq ft



**SECOND FLOOR**  
24.7 sq m / 266 sq ft



**FIRST FLOOR**  
75.0 sq m / 807 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

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We strive to make every property journey smooth, transparent, and successful, building long-term relationships through integrity, knowledge, and exceptional customer care.

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