

# St Marys Road Golders Green



**Golders Green**

**2 reception rooms**

**3 bedrooms**

**Terraced**

**Close to amenities**

**2 bathrooms**

**£799,950 FREEHOLD**

A three bedroom terraced house in need of modernisation located on this popular residential road in Golders Green. Viewings via sole agents Alan Goldin Estates.

Although every effort is made to ensure these details are accurate all dimensions are approximate measurements and not guaranteed. Purchasers are encouraged to satisfy themselves as to their accuracy. Alan Goldin Estates is unable to comment on the structure of the building or services and any investigations should be carried out by a qualified surveyor. We also strongly recommend that buyers ensure that all legal aspects are fully investigated by a solicitor prior to purchase. We have not carried out tests on any appliances or equipment and therefore cannot verify that these are in good working order. We understand from the vendor that the fixtures and fittings listed are to be included in the sale price but these may be subject to negotiation.

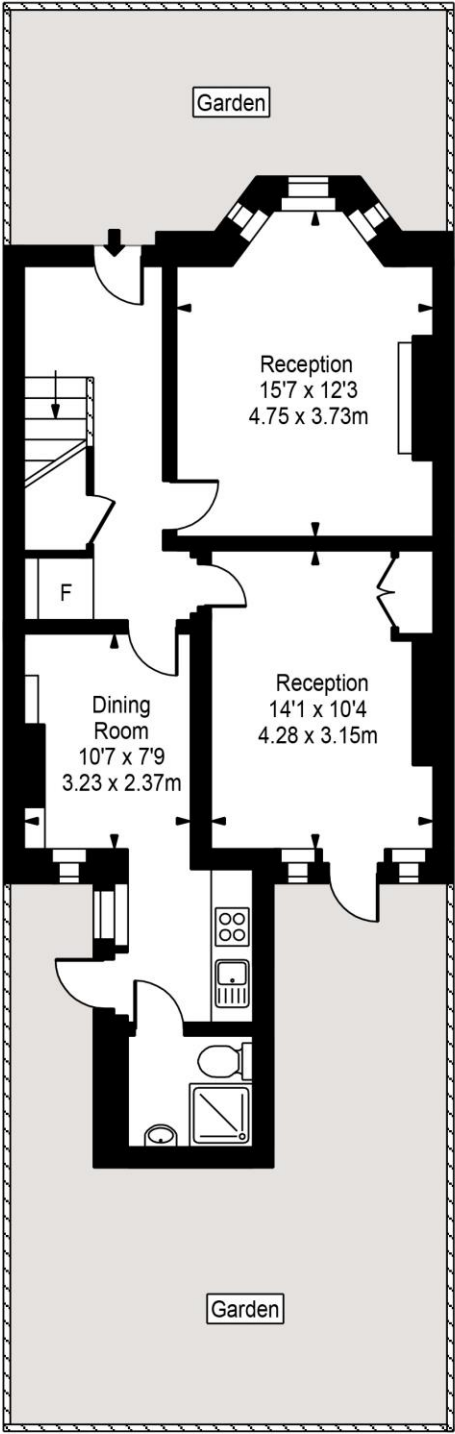
**PAGE 2 ST MARYS ROAD**

Pathway to:

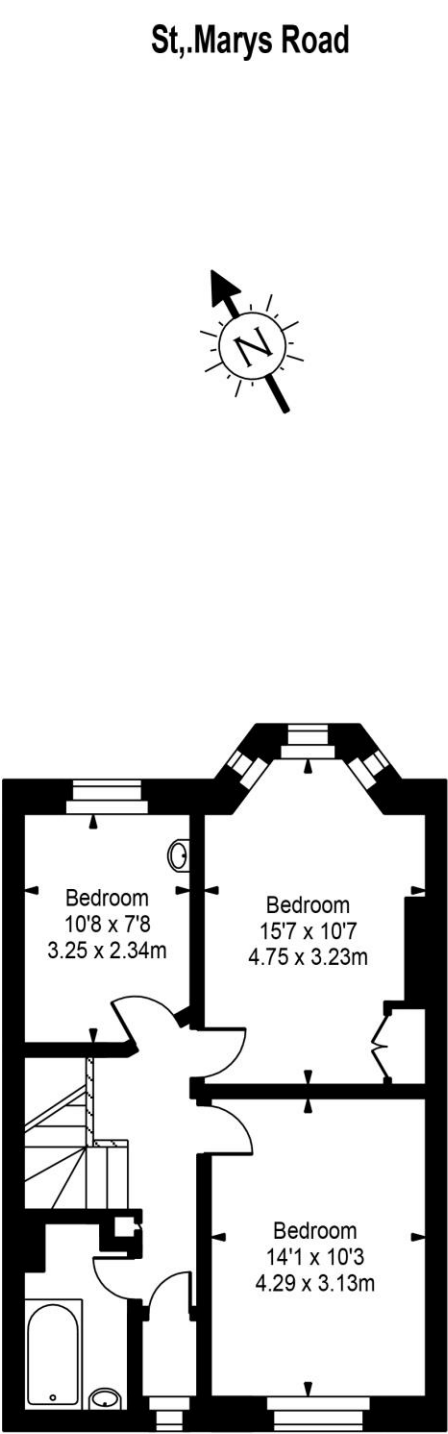
**ENTRANCE**

Leading to:

<b>RECEPTION ROOM 1:</b>	<b>15'7 x 12'3 (4.75m x 3.73m)</b> Bay window, feature fireplace.
<b>RECEPTION ROOM 2:</b>	<b>14'1 x 10'4 (4.28m x 3.15m)</b> Door to garden.
<b>KITCHEN:</b>	Range of wall and base units, freestanding gas cooker.
<b>DINING ROOM:</b>	<b>10'7 x 7'9 (3.23m x 2.37m)</b>
<b>SHOWER ROOM:</b>	Low level W.C., walk-in shower and wash hand basin.
<b>BEDROOM ONE:</b>	<b>15'7 x 10'7 (4.75m x 3.23m)</b> Bay window, fitted wardrobe.
<b>BEDROOM TWO:</b>	<b>14'1 x 10'3 (4.29m x 3.13m)</b>
<b>BEDROOM THREE:</b>	<b>10'8 x 7'8 (3.25m x 2.34m)</b> Wash hand basin
<b>FAMILY BATHROOM:</b>	Bath, wash hand basin.
<b>SEPARATE W.C.</b>	Low level W.C.
<b>TOTAL INTERNAL AREA:</b>	<b>1172 square feet (108.88 square metres)</b>



Ground Floor



First Floor

Approx Gross Internal Area 1172 Sq Ft - 108.88 Sq M

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. Floor plan by [www.bestangle.co.uk](http://www.bestangle.co.uk)