



ASHBOURNE AVENUE

Temple Fortune
London NW11



Semi Detached House

6 Bedrooms

EPC Rating: C

Price £1,300,000

Introducing this remarkably expansive family residence, perfectly positioned in the heart of Temple Fortune. Offered to the market entirely chain-free, this link semi-detached property combines substantial dimensions with a highly functional layout, specifically tailored to accommodate the demands of a growing family.



Upon entering, you are welcomed by a remarkably generous front reception room, acting as a warm setting for both formal gatherings or family relaxation. The heart of the home lies to the rear. An impressive, open-plan through-kitchen, lounge, and dining area. This large entertaining area spans into a bright rear extension, complete with a feature skylight or Succah. The ground floor includes a bathroom that seamlessly incorporates a spacious utility area. Directly adjacent is a versatile bonus room, offering the perfect footprint for a dedicated Passover (Pesach) kitchen, a quiet home office, or extensive pantry storage.

The sleeping quarters are intelligently distributed over the upper floors. The first floor hosts five well-proportioned, bright bedrooms served by a central family bathroom. The second floor features a private sixth bedroom complete with its own dedicated bathroom, offering an ideal sanctuary for guests or teenagers. For ultimate family practicality, a full bathroom is conveniently situated on every level of the house.

The interior flows effortlessly outside onto a fantastic, elevated wooden decking area-an exceptional space for outdoor dining, hosting, and summer barbecues.

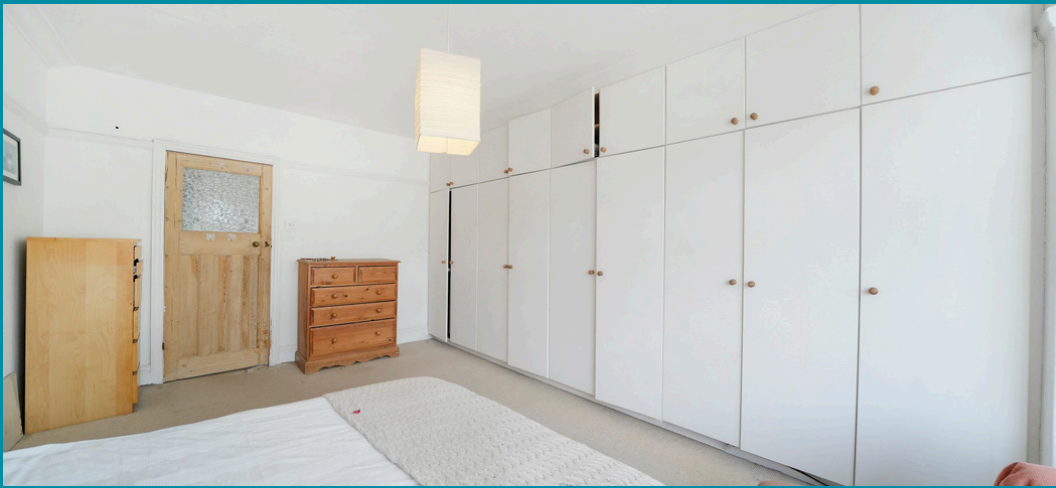
Steps lead down from the terrace to a beautifully maintained, secluded lawned garden. The front of the property benefits from essential off-street parking.



- Available for immediate purchase with a hassle-free transaction
- Situated in highly sought-after Temple Fortune, just off Bridge Lane and Finchley Road
- Substantial open-plan kitchen, lounge, and dining area featuring a skylight /sukkah
- separate and spacious private lounge area
- Ground-floor utility room and bonus room
- Six Bedrooms
- Three Bathrooms
- Scope for further expansion on the first floor and loft (STPP)
- Secluded rear garden with a large, elevated decked terrace
- Private Off-Street Parking: Multi-car Driveway allocation at the front of the property





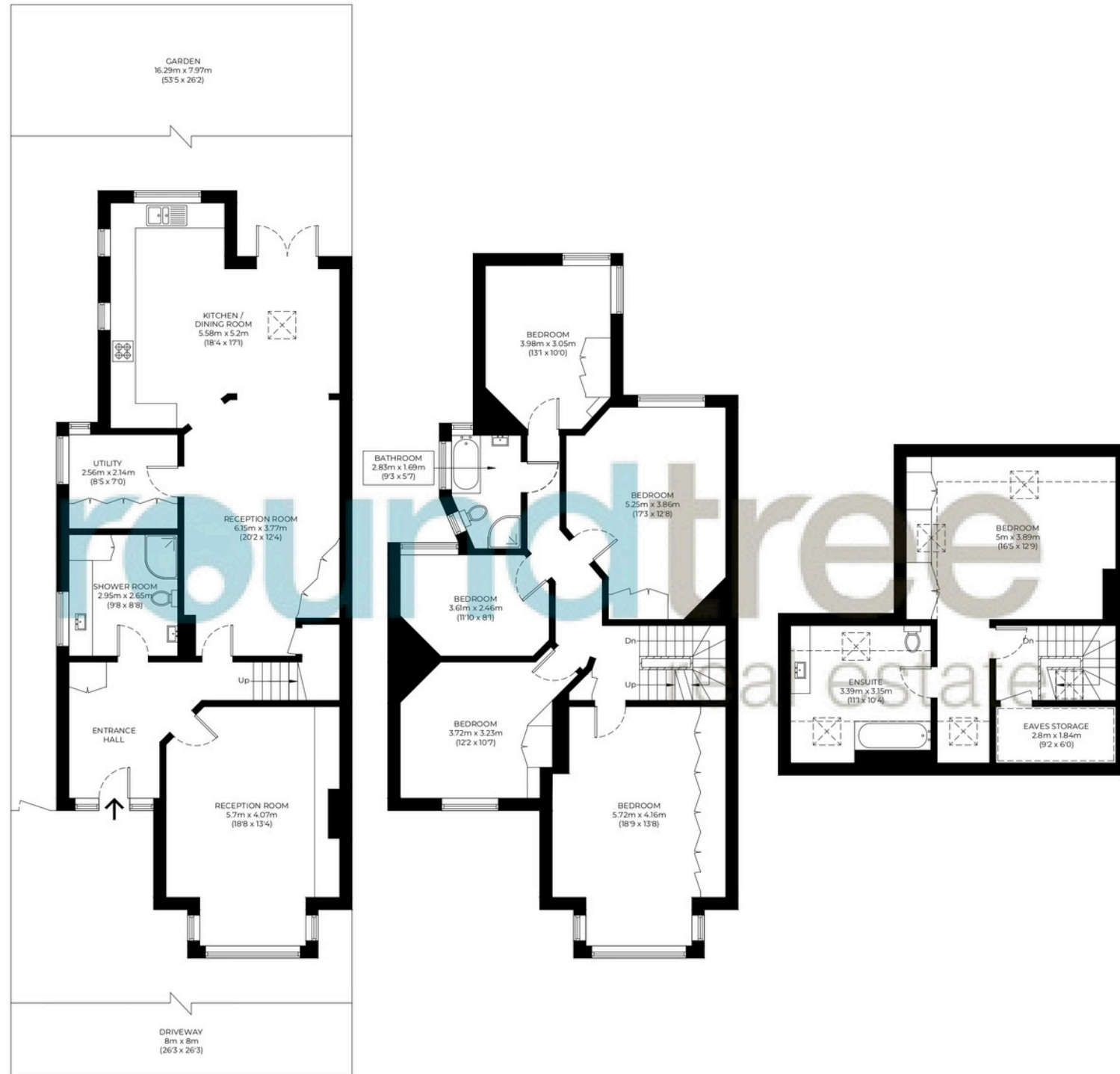




Floorplan

Approximate gross internal area

236.15 sqm / 2542 sqft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence that the information, it must not be relied on. Maximum widths and lengths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Temple Fortune

Temple Fortune is an affluent and vibrant area situated in the London Borough of Barnet in the Northwest corner of Greater London. It borders Golders Green to the south, Hendon to the west and Finchley to the east. This charming community orientated area is a popular choice for families and professionals with multiple parks, playgrounds, and green spaces for children to explore, as well as a bustling shopping scene with plenty of independent shops, grocers, and cafes to choose from.

Additionally, the area has a range of primary schools, nurseries, and excellent transport links, making it easy to commute to various parts of the city. Temple Fortune is a fantastic location for those seeking a peaceful escape from the hustle and bustle of central London.

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