



glentree
INTERNATIONAL
020 8458 7311
www.glentree.com



WILLIFIELD WAY NW11



FREEHOLD. SOLE AGENT.
GUIDE PRICE £4,000,000

ENTRANCE HALLWAY: DRAWING/DINING ROOM: FAMILY ROOM:
KITCHEN/BREAKFAST ROOM: UTILITY ROOM: SITTING ROOM: STUDY:
PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM & EN SUITE: 3
FURTHER BEDROOMS (1 WITH EN SUITE & A "JACK AND JILL"
BATHROOM): GUEST WC: SMALL SWIMMING POOL: LANDSCAPED
GARDENS: OFF-STREET PARKING BEHIND GATES
COUNCIL TAX BAND H



Set on an elevated position in Willifield Way behind electronically operated wooden gates with off-street parking, is this very special, 4-bedroom detached "mock Tudor" style home, oozing character and charm, arranged over just 2 floors and spanning 3,144 sq. ft.

This magnificent home features 4 reception rooms on the ground floor, including a dramatic drawing/ dining room, which was originally a billiard room and boasts 2.8m ceiling heights, a marble feature fireplace, original parquet wood flooring, exposed wooden beams and double French doors leading on to the garden. Additionally, there is a family room with a breathtaking feature fireplace and exposed wooden beams, a study and a TV/ sitting room.

The "country style" kitchen/breakfast room is 20"x 19" with a very large range oven, ample workspace and storage and leads to both the garden, drawing room, utility room and hallway. In addition, there is a guest WC.

The first floor has 4 bedrooms including an air-conditioned, indulgent principal bedroom suite, with a large ensuite bathroom with a roll top bath, separate walk-in shower, 2 sinks/ vanity units, a vaulted ceiling and a separate well fitted dressing room that was previously another bedroom.

Bedrooms 2 & 3 are also air conditioned and share a "Jack & Jill" bathroom and bedroom 4 has an ensuite shower room.

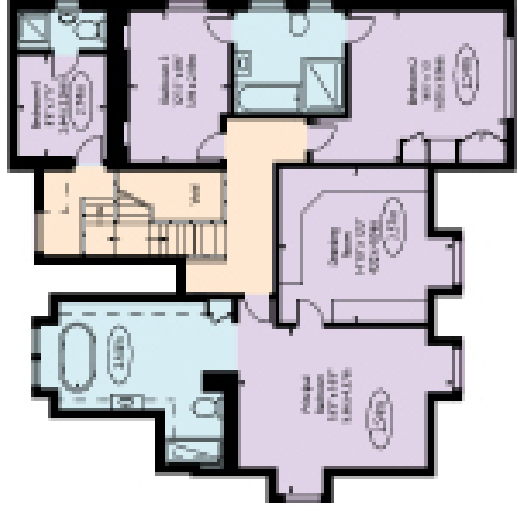
The delightful, mature gardens, with a full irrigation system, wrap around the house and offer seclusion and privacy with a small outdoor heated pool and large patio leading on to the sun trapped lawn.

Further benefits to this rare gem include CCTV and a "Sonos" sound system.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

First floor



Ground floor

Approx Gross Internal Area 3140 Sq Ft - 292.06 Sq M

Approx Floor Area Including Restricted Heights 3079 Sq Ft - 286.34 Sq M

excluding the underground carpark

Site Area 6048 Sq Ft - 0.211157 Acre

The information is provided for information only. It is not intended to be used as a basis for any decision. The information is provided for information only. It is not intended to be used as a basis for any decision. The information is provided for information only. It is not intended to be used as a basis for any decision.

IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the information remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any reference is made to planning permissions or potential uses such information is given by Glenree International in good faith. Purchasers must rely however make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.