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020 8458 7311  
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WILLIFIELD WAY NW11



FREEHOLD. SOLE AGENT.

GUIDE PRICE £3,750,000

Superb Traditional looking Detached House: Outdoor Swimming Pool

Master Bedroom with Dressing Room & En-Suite: Mature Landscaped

Garden with Irrigation system: Two Family rooms and Dining Room

Off -street Driveway with Electric Gate: 3 Further Bedrooms with

Ensuites: Office Room and Play Room: 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.



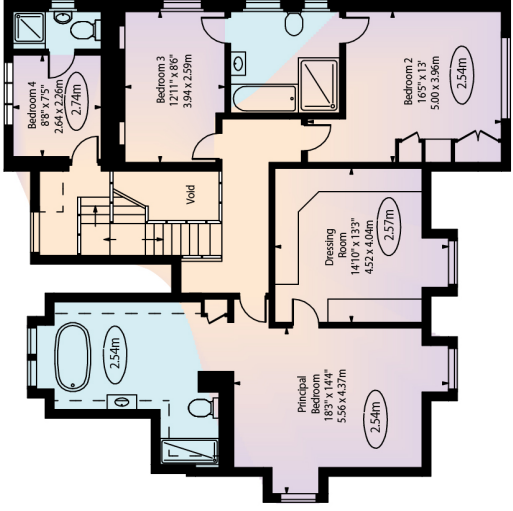




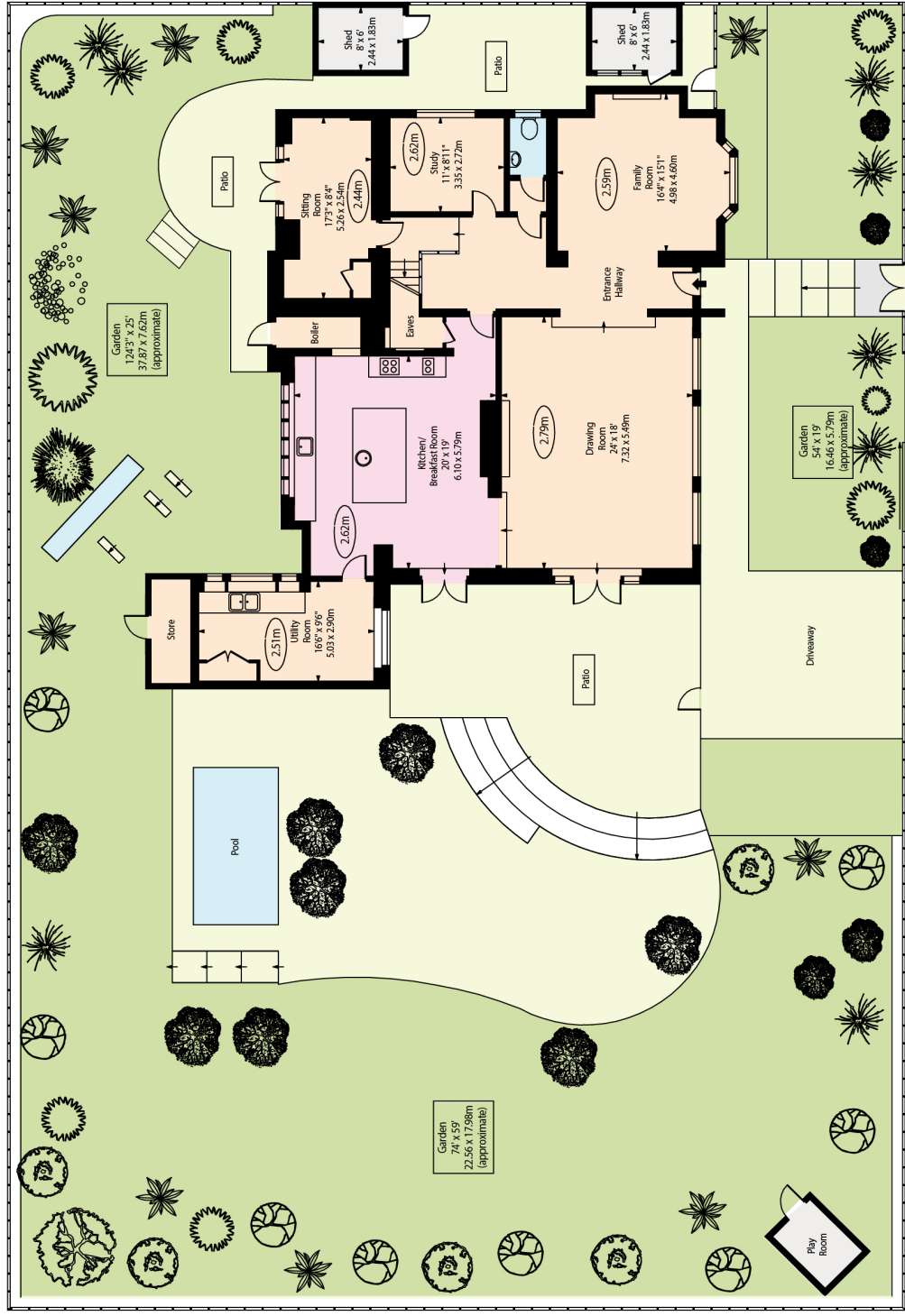
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



- Ceiling Height



First Floor



Ground Floor

Approx Gross Internal Area 3144 Sq Ft - 292.09 Sq M  
 Approx Floor Area Including Restricted Heights 3179 Sq Ft - 295.34 Sq M  
 (Excluding Store, Play Room & Sheds)

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogiphotostudio.com Ref: No.46892  
 This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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