



House - Semi-Detached

Farm Avenue
Hocroft Estate
London
NW2 2BJ

£1,615 Per week

Council Tax Band: H

FEATURES

- Reception Room
- Dining Room
- Family Room
- Spacious Kitchen
- Four Double Bedrooms
- Three Bathrooms
- Private Garden
- Carriage Driveway



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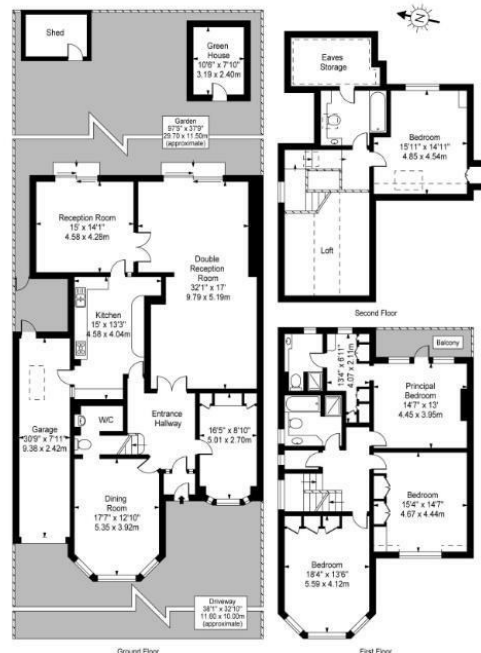


4 Bedroom House - Semi-Detached located in London

A beautiful four double bedroom (3609 Sq Ft/335.3 Sq M), semi-detached family home located in the popular Hockrofts. This wonderful property offers a spacious double reception with wooden flooring, a recently refurbished separate fully fitted kitchen, second reception room, dining room, principal bedroom suite with dressing room and en-suite shower room, three further double bedrooms, family bathroom and a 97" private rear garden. Additional benefits include a carriage driveway for up to four cars, garage and utility room. Farm Avenue is located 0.5 miles to the Thameslink station at Cricklewood Broadway and 1.0 miles from the transport links on West End Lane which include the Underground (Jubilee line) and Overground stations.



FARM AVENUE, NW2



APPROX GROSS INT AREA - 3336 SQ FT - 309.96 SQ M
APPROX FLOOR AREA INC RESTRICTED HEIGHTS AND GARAGE - 3609 SQ FT - 335.30 SQ M
NOT TO SCALE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.