



Litchfield Way, Hampstead Garden Suburb, NW11

£2,100,000

Long leasehold (Freehold available under separate negotiation)



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(Freehold available under separate negotiation). Located on a quiet, sought-after road on the south side of Hampstead Garden Suburb, this delightful, light-filled semi-detached family home boasts three generous reception rooms and a large extended kitchen/breakfast room. Upstairs, there are four well-proportioned bedrooms and a family bathroom. This spacious property also includes off-street parking and a beautifully maintained 60-foot rear garden. The house is ideally situated just a short stroll from the shops, parks, cafes, and transport links of The Market Place. The natural beauty of the Hampstead Heath Extension is close at hand as is Henrietta Barnett one of the UK's most prestigious Grammar schools. The home offers ample potential to extend into the loft, garage (subject to planning permission). This chain-free property presents a fantastic opportunity for buyers in search of their ideal family home in a prime



4 bedrooms
Lounge
Dining room
Kitchen/breakfast room
Family room
Bathroom
Downstairs wc
Garage
Off street parking
Front & rear gardens
EPC=TBA







Litchfield Way

Approximate Gross Internal Area = 1955 sq ft / 181.7 sq m
(Excluding Reduced Headroom / Eaves Storage)
Reduced Headroom / Eaves Storage = 25 sq ft / 2.3 sq m
Total = 1980 sq ft / 184 sq m



Ground Floor
1018 sq ft / 94.6 sq m

= Reduced headroom below 1.5m / 5'0"



First Floor
962 sq ft / 89.4 sq m
(Including Reduced Headroom / Eaves Storage)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.