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## Birchwood Drive Hampstead NW3

Set within this ever popular, secure and gated private development built in 1986 and located opposite and abutting the Heath, is this well presented a bright semi-detached four/five bedroom house of contemporary design which offers 2,673 sq ft/248.33 sq m of internal space arranged over three floors.

The property offers flexible accommodation which makes it ideal for either a growing young family as well as for 'downsizer's', where excess bedrooms can be used as study's or extra dressing rooms. Presently the house provides on the ground floor a bedroom/study (with access to the garden), a media room/bedroom, a shower room, a single garage and car port for one car.

The first floor provides a lovely large double reception room (26'x17') and a beautifully appointed kitchen. Off of the reception room is a 18'3x16' sun-trap patio garden, ideal for al-fresco dining, as well as an internal 'conservatory style' staircase from the dining area which leads on to the main garden.

The second floor offers the principal bedroom with en-suite bathroom, two further double bedrooms (one with a mezzanine gallery) and a family bathroom.

All the excellent public transport, shopping, cafe and restaurant amenities of Hampstead Village are located approximately a ten/fifteen minute walk away.

**£3,150,000**

**JOINT SOLE AGENTS**

**Freehold**



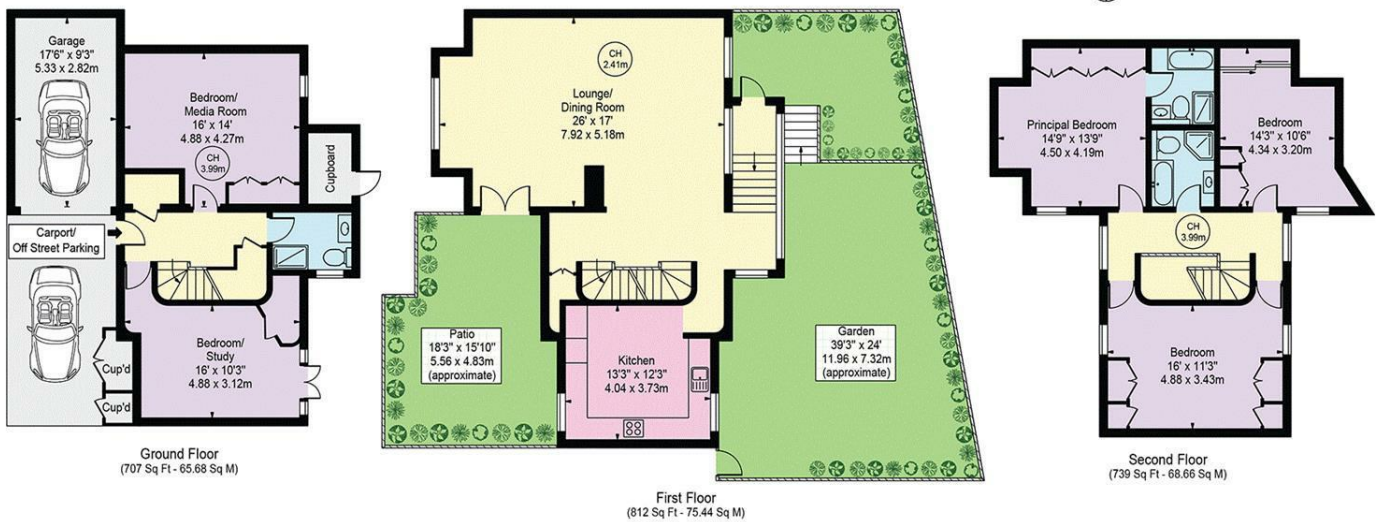








**Birchwood Drive**  
 Approx. Gross Internal Area 2673 Sq Ft - 248.33 Sq M



**For Illustration Purposes Only - Not To Scale**

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
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