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WILD HATCH NW11



FREEHOLD. SOLE AGENT.

£2,395,000.

RECEPTION ROOM: KITCHEN/BREAKFAST ROOM: DINING ROOM:

UTILITY ROOM: STUDY: GUEST WC: PRINCIPAL BEDROOM WITH EN

SUITE BATHROOM: 4 FURTHER BEDROOMS: FAMILY BATHROOM:

GARAGE: REAR LANDSCAPED GARDEN: OFF-STREET PARKING:

COUNCIL TAX BAND H



Conveniently located within a short walk of Golders Green Underground station and within a 2 minute walk to the Hampstead Heath extension, is this gorgeous Arts & Crafts-style five-bedroom detached family home.

Nestled within a quiet cul-de-sac, this charming home is full of character and original period features. The ground floor offers two charming reception rooms, both featuring beautiful original herringbone parquet flooring, together with a kitchen/breakfast room, separate utility room, guest cloakroom and an unconverted integral garage. Surrounding the property is a magnificent south-east facing wraparound garden, providing a wonderful and tranquil setting.

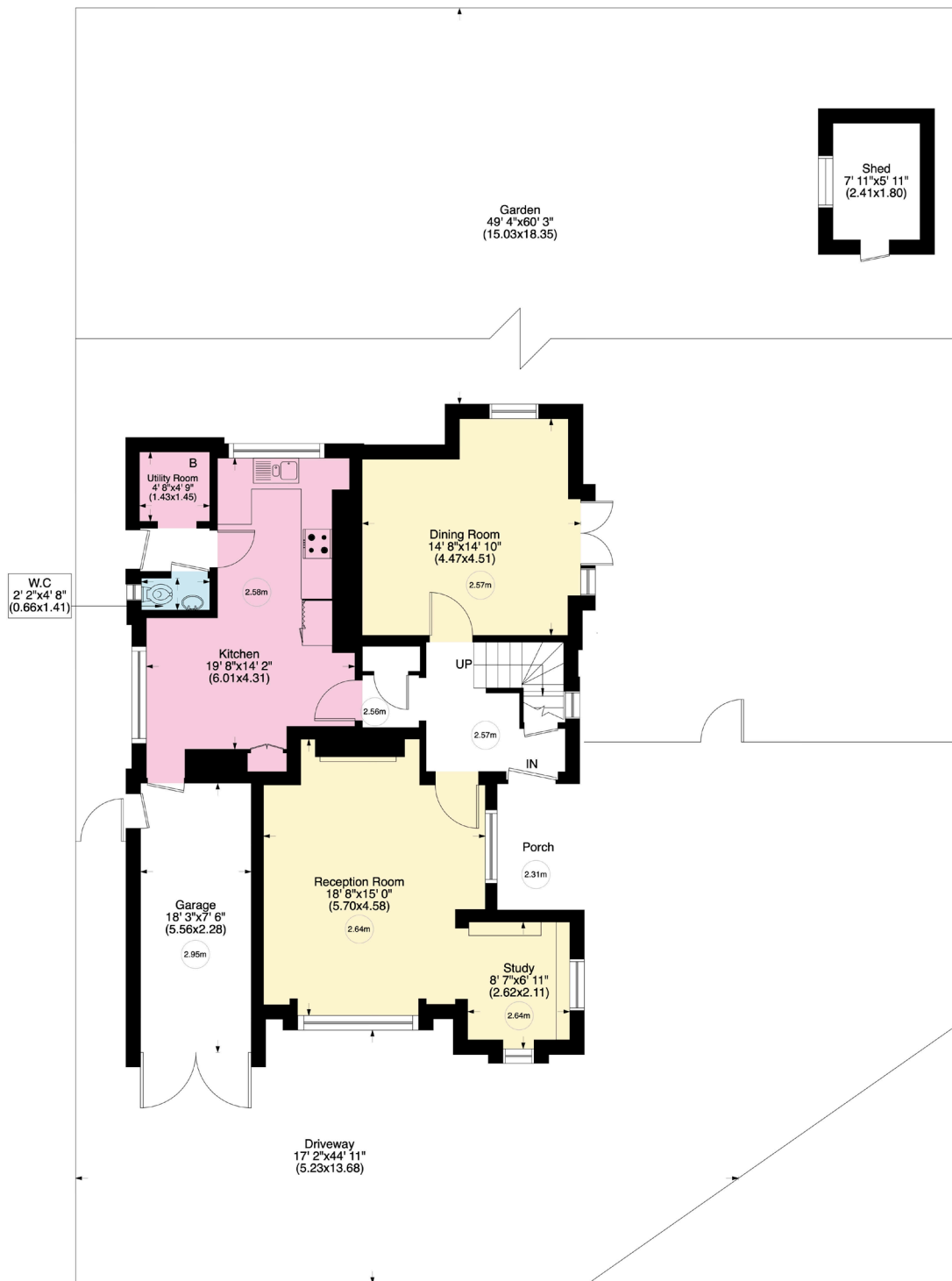


The first floor comprises three generous double bedrooms, including a principal suite with an en-suite shower room, together with a contemporary family bathroom. The second floor provides two further double bedrooms, making the property ideal for growing families or those requiring flexible accommodation.

Further benefits include off-street parking and excellent connectivity to the local amenities and array of shops, cafés and restaurants of Temple Fortune and Golders Green. The current owners have also informed us that there was a previous planning consent to extend the property. This has now lapsed so further investigation would be required.







Ground Floor - Approx 1085 Sq ft - 101 Sq m

Wild Hatch NW11

Gross internal area (approx.)

2382 Sq ft (221 Sq m) Including Under 1.5

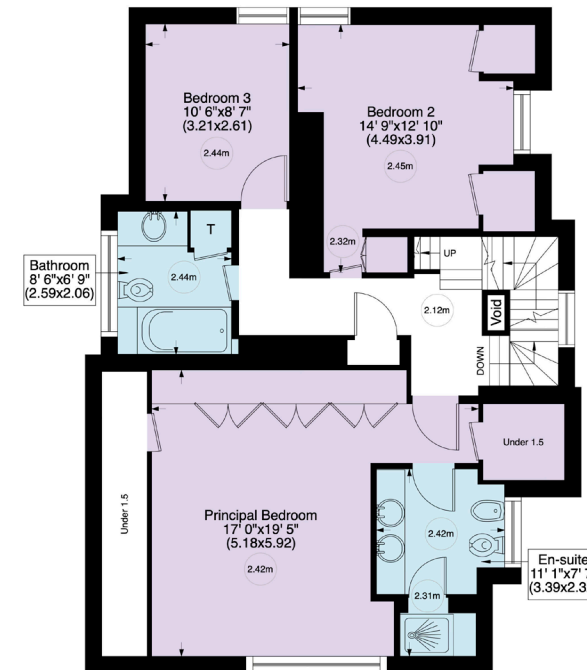
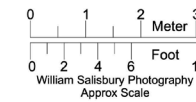
2145 Sq ft (199 Sq m) Excluding Under 1.5

Site Area (approx.)

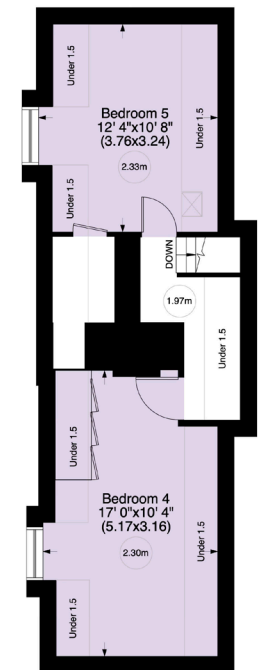
Acre 0.15 Hectares 0.059

For identification only, Not to Scale

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First Floor -
Approx 912 Sq ft - 85 Sq m



Second Floor -
Approx 385 Sq ft - 36 Sq m

Not to Scale, for guidance only and must not be relied upon as a statement to fact.

All measurements areas are approximate only

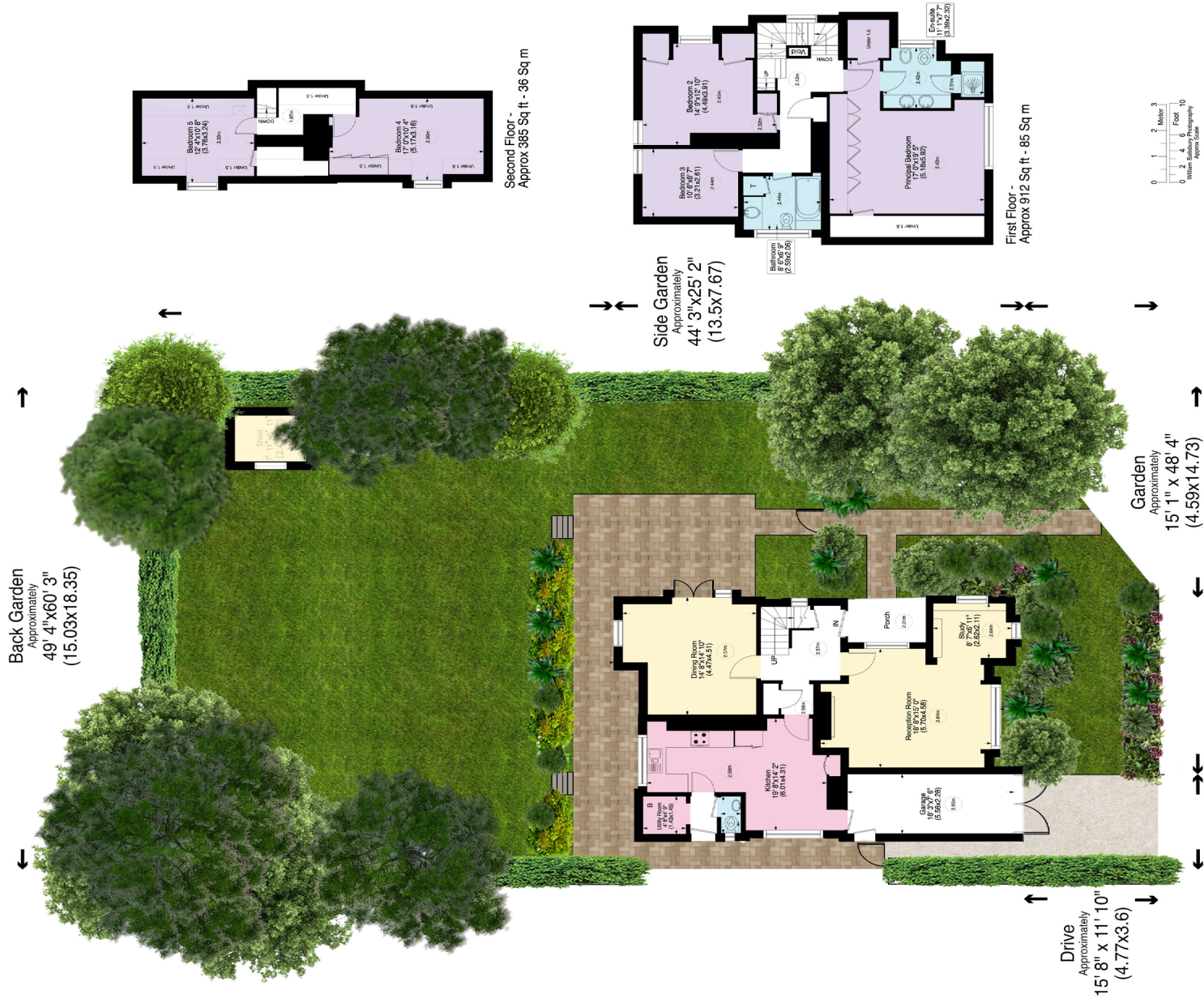
(and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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Gross internal area (approx.)
2382 Sq ft (221 Sq m) Including Under 1.5
2145 Sq ft (199 Sq m) Excluding Under 1.5



Site Area (approx.) Acre 0.15 Hectares 0.059
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