

**Wycombe Gardens, London, NW11**

Guide Price £2,250,000

4 2 2



PLEASE QUOTE MR0560 - Stunning four/five bedroom, two bathroom, semi detached house (2,132 Sq.Ft), conveniently situated close in a desirable NW11 location, featuring a glorious landscaped south facing garden, and off street parking for two cars with electric vehicle charge point.

Beautifully planned and boasting bright and spacious accommodation with bespoke features and high-quality finish throughout, this breath-taking property offers modern style living with contemporary style, meticulously designed and highly energy efficient (EPC rating B) with solar panels to the roof.

The property offers the perfect balance between luxury and convenience, with living space arranged over four floors, including a superb ground floor reception room, lower level bespoke fitted kitchen with integrated appliances opening onto the garden, and a versatile study/bedroom. The first and second floors are laid out with three elegant bedrooms – including a principal bedroom suite and family bathroom.

Further features include quality floor coverings with under-floor heating and 'Smart' controls, electric blinds in bedrooms, air conditioning, alarm system, double glazing, ample bespoke inbuilt storage, quality joinery, and 'Corston' antique bronze finish ironmongery and switches. The property also benefits from a fitted Sky dish, is fully wired for wi-fi and served by a fast BT fibre connection, as well as having air conditioning to the ground floor and garden level, and in all the bedrooms. The kitchen and garden level also features a fully integrated MVHR system.

Accommodation comprises entrance hall with access to guest WC and impressive open staircase to both the lower and upper floors, leading into the bright and spacious rear aspect reception room with ample space for relaxing and entertaining. To the lower level, the beautiful open plan kitchen/family room is flooded with natural light from full height sliding doors onto the terrace and garden beyond with modern feature fireplace providing a wonderful focal point. The kitchen area comprises a sleek range of matching wall and base units with work surfaces and central island/breakfast bar, incorporating two inset sink units (a generous 800mm sink with a 'Perrin and Rowe' tap with separate hand spray, and a secondary sink with a 'Quettle' hot water tap), induction hob, wall mounted electric oven with steam cooker, multi function oven/microwave with warming drawer, and further integrated appliances. A separate utility provides additional work and appliance space whilst a flexible study/fourth bedroom and guest WC complete the lower level living space. To the first floor, there is a luxurious principal bedroom suite with stylish en-suite shower room and fully equipped dressing room. To the second floor, there are a further two double bedrooms plus an elegant family bathroom.

Externally, the mature landscaped patio garden, designed by the award-winning designer Charlotte Rowe, offers a haven of tranquillity, laid out over two levels with seating areas and thoughtful planting.

The property is enviably located in a sought after residential road within just a short distance of Golders Green station and numerous regular bus routes. There are an array of fashionable shops, bars, cafes and restaurants within easy access, as well as the beautiful open spaces of Golders Hill Park with it's childrens' zoo and ornate gardens, and the Hampstead Heath extension.

Viewings are highly recommended.

### Key Features

- PLEASE QUOTE MR0560
- Desirable NW11 Location
- Superb Open Plan Reception Room
- Two Luxury Bath/Shower Rooms (One En-Suite) plus Two WC's
- Off Street Parking with Electric Charge Point
- Stunning Four/Five Bedroom Semi Detached House (2,312 Sq.Ft)
- Superbly Designed with Contemporary Finish
- Breath-Taking Fully Integrated Kitchen/ Family Room and Utility
- Landscaped South Facing Garden
- Close to Excellent Transport Links, Schools and Amenities



Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS standards.