



## Hodford Road, NW11

£1,750,000

A substantial five bedroom semi detached family home with an additional self contained studio, generous garden and direct access to Childs Hill Park.

Hodford Road is ideally situated in the sought after Childs Hill/Golders Green area, within easy reach of Golders Green Underground Station (Northern Line), the excellent shops, cafés and amenities along Golders Green Road, with the wide open spaces of Hampstead Heath just a short distance away.

### Features

- Semi Detached House
- Off Road Parking
- Two Bathrooms
- Self Contained Studio
- Period Features
- Backing Onto Childs Hill Park



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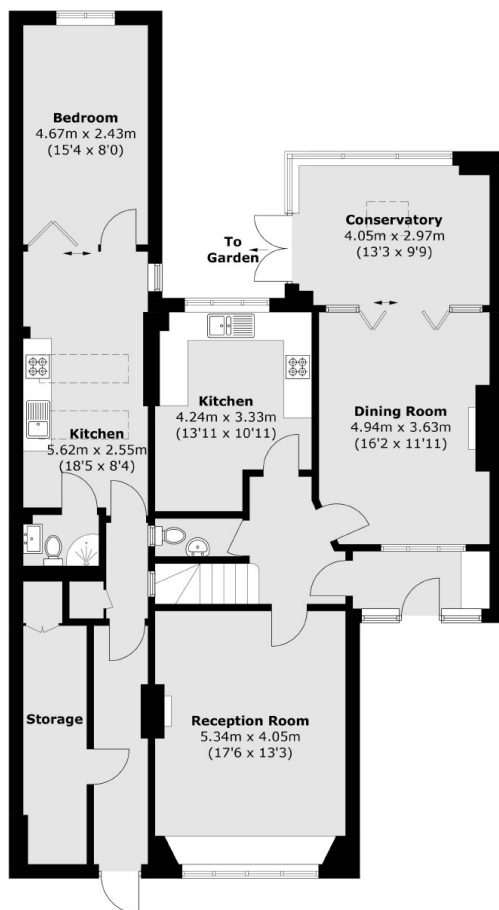
Arranged over three floors, this impressive home offers a welcoming front reception room with fireplace, a guest WC, separate kitchen, and a dining room with its own fireplace leading into a bright conservatory with doors opening onto a large private rear garden.

The first floor comprises four well proportioned bedrooms, all with fitted wardrobes and a family bathroom. The top floor features a further double bedroom with an additional bathroom.

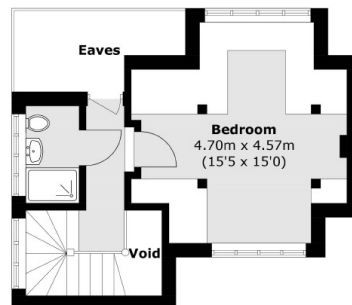
A real highlight is the converted garage, now a self-contained studio complete with a bedroom, kitchen, bathroom and excellent storage, making it ideal for guests, extended family or a home office. Further benefits include off-road parking and a large rear garden backing directly onto Childs Hill Park, offering beautiful green open space right on your doorstep.



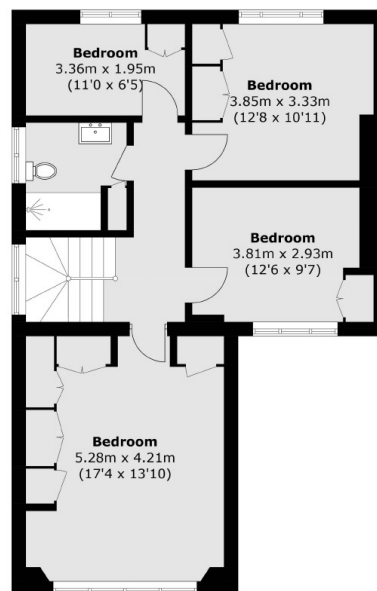
# Hodford Road, London, NW11



**Ground Floor**



**Second Floor**



**First Floor**

Total area (approx.): 176.9 sq. m (1,904.0 sq. ft)

Studio (approx.): 47.5 sq. m (511.3 sq. ft)

(Excluding Eaves / Void)