





Sutcliffe Close, Hampstead Garden Suburb, NW11

Freehold

£1,599,950

litchfields

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A delightful and beautifully positioned five-bedroom family house situated at the top end of this picturesque and peaceful cul-de-sac off Litchfield Way, within a short walk of the shops, cafés and transport links of The Market Place. The property offers spacious and well-planned accommodation, including a generous kitchen/breakfast room, a bright and inviting reception room and a superb, exceptionally spacious principal bedroom with an en suite shower room. Four further bedrooms, a family bathroom and an additional en suite shower room provide excellent accommodation for family living. The house is further complemented by attractive, mature front and rear gardens, with the particularly rare and desirable advantage of direct access to a magnificent, expansive communal paddock, providing a wonderful open green space and a delightful setting. Offering an enviable combination of space, tranquillity and convenience, viewing of this charming family home is highly recommended.

Large principle bedroom with en suite shower room | 4 further bedrooms | Family bathroom | En suite shower room to bedroom 2 | Lounge | Kitchen/breakfast room | Family room | Downstairs wc | Front & rear gardens | Backing onto communal paddock | EPC=TBA





























GROSS INTERNAL AREA
TOTAL: 197 m²/2,124 sq.ft
GROUND FLOOR: 74 m²/793 sq.ft, FIRST FLOOR: 74 m²/800 sq.ft, SECOND FLOOR: 49 m²/531 sq.ft
EXCLUDED AREAS: REAR GARDEN: 151 m²/1,621 sq.ft, FRONT GARDEN: 62 m²/671 sq.ft, SHED: 2 m²/23 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY