





Hill Rise, Hampstead Garden Suburb, NW11

Freehold

£1,360,000

litchfields

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A lovely three double bedroom semi-detached house situated towards the top end of this popular road, within a short walk of the shops, cafés and transport links of The Market Place and within the favoured Brookland School catchment area. Presented in good decorative condition throughout, the property offers well-proportioned accommodation comprising a bay-fronted living room opening into a dining area with doors leading onto the rear garden, a separate fitted kitchen and a ground floor room ideal for use as a study or family room. The first floor provides three bedrooms, including a generous bay-fronted principal bedroom, together with an en suite shower room, a family bathroom and a separate WC. Further benefits include off-street parking and a west-facing rear garden extending to approximately 60 ft, with a garden shed. The house offers approximately 1,402 sq ft of internal accommodation and is recommended to view.

3 double bedrooms | Lounge/dining room | Kitchen/breakfast room | Family room | Downstairs wc | 2 bathrooms (1 en suite) | Double glazing | West facing rear garden | Off street parking | Loft conversion potential (STPP) | EPC - TBA









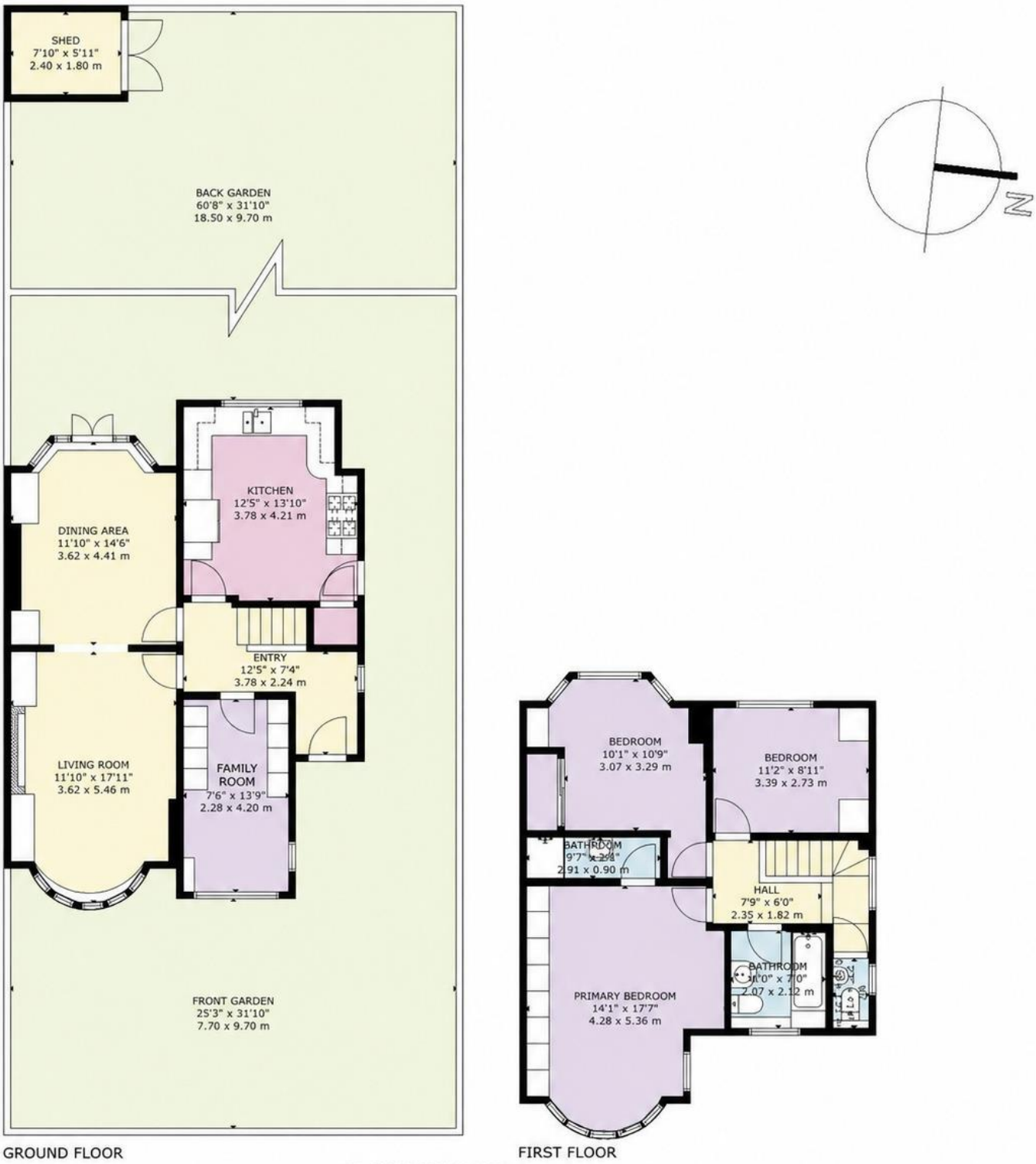












GROSS INTERNAL AREA
TOTAL: 131 m²/1,402 sq ft
GROUND FLOOR: 71 m²/759 sq ft, FIRST FLOOR: 60 m²/643 sq ft
EXCLUDED AREAS: FRONT GARDEN: 86 m²/923 sq ft, BACK GARDEN: 191 m²/2,047 sq ft
SHED: 4 m²/47 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Whilst every effort is made to ensure these details are accurate, all measurements given are approximate and for guidance only. We are unable to comment on the structure of the building or services and any investigations should be carried out by a qualified surveyor. We strongly advise you to ensure that all legal aspects are fully investigated by your solicitor prior to a purchase. We have not applied tests to any appliances or equipment and therefore cannot verify these are in good working order. We understand from the vendor that the fixtures and fittings listed are to be included in the sale price but these may be subject to negotiation.