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Hocroft Road The Hocrofts NW2

An attractive and bright five/six bedroom semi-detached home (4,342sqft / 402sq m), located in this most sought after tree lined residential road on The Hocrofts.

The well planned and extended ground floor accommodation boasts a wonderful 37' x 29' kitchen/family/dining room with bi-fold doors onto a westerly facing rear garden and a separate 20'9 front reception room, bedroom suite and utility room.

The first floor has a well-appointed master bedroom with a en suite bathroom & walk-in dressing room, second bedroom with en suite shower room, two further bedrooms and a family bathroom. The top floor features a large 25'10 x 20' open plan room that can be used as a studio, kids' playroom or a bedroom.

This desirable house is further enhanced by a delightful 56' mature rear garden with a separate 25' studio/gym/office.

There is off street parking for 3-4 cars and the extensive transport links of Finchley Road, West Hampstead Thames Link & underground station (Jubilee Line) and Finchley Road underground station (Metropolitan & Jubilee Lines) are within half a mile.

£2,999,950

JOINT SOLE AGENT

Freehold













Hocroft Road, The Hocrofts, NW2

Approximate Area = 3595 sq ft / 333 sq m

Limited Use Area(s) = 378 sq ft / 35 sq m

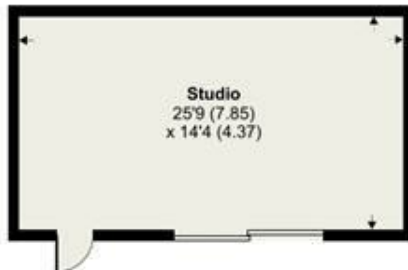
Outbuilding = 369 sq ft / 34 sq m

Total = 4342 sq ft / 402 sq m

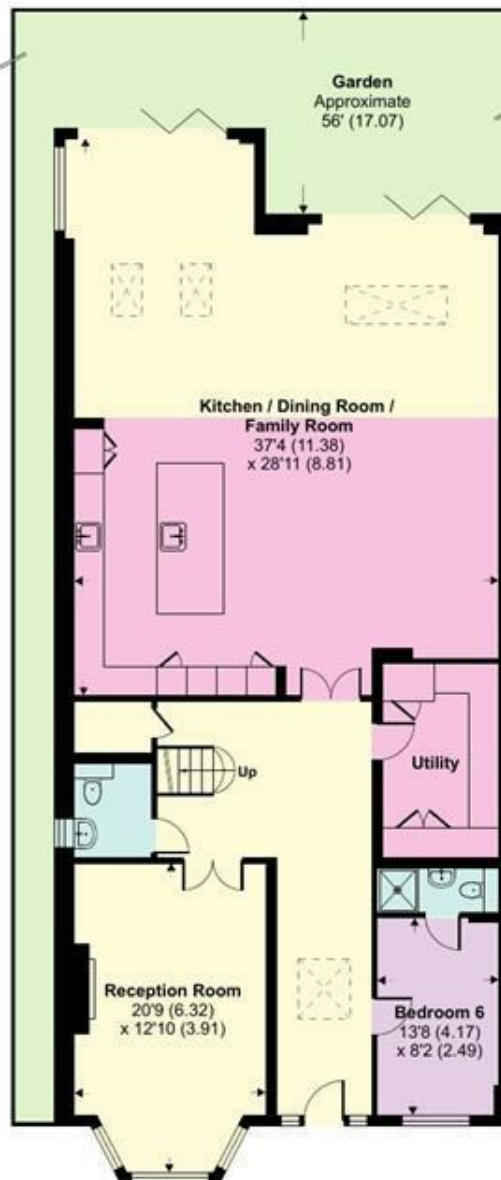
For identification only - Not to scale



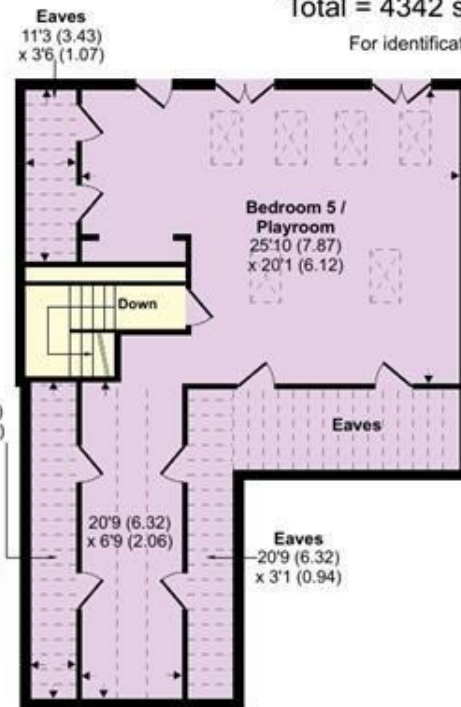
Denotes restricted head height



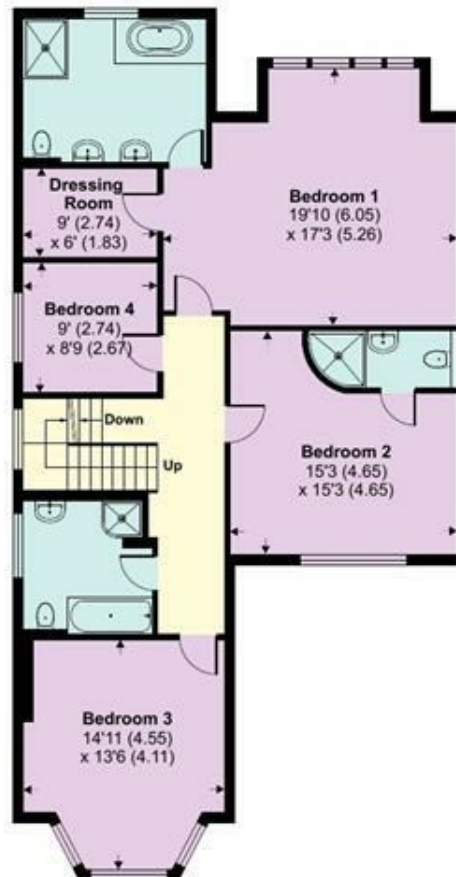
OUTBUILDING



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for TK (Hampstead) Ltd. REF: 943651