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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

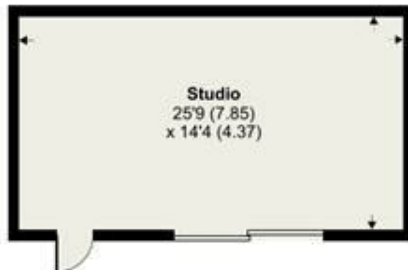
Outbuilding = 369 sq ft / 34 sq m

Total = 4342 sq ft / 402 sq m

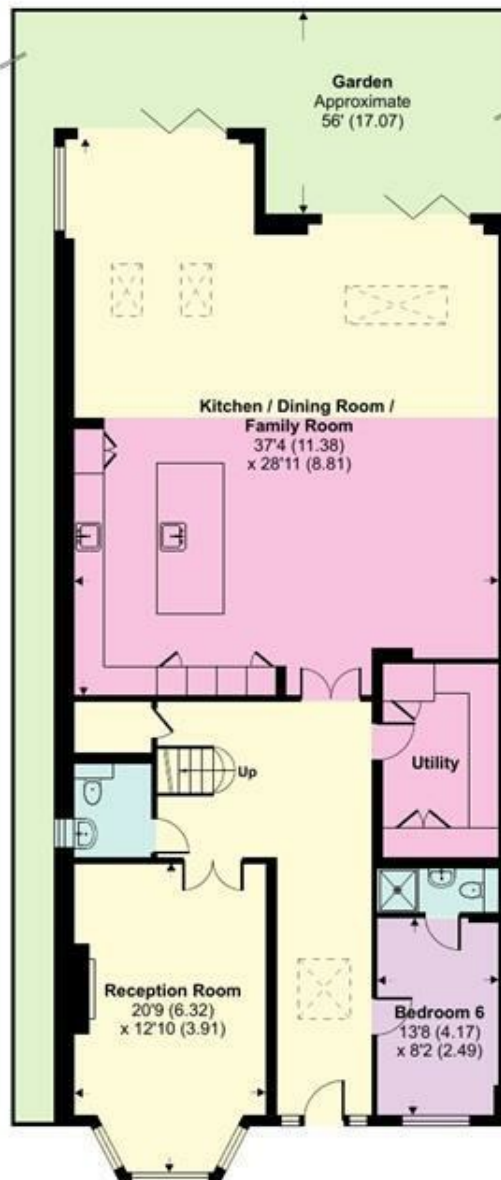
For identification only - Not to scale



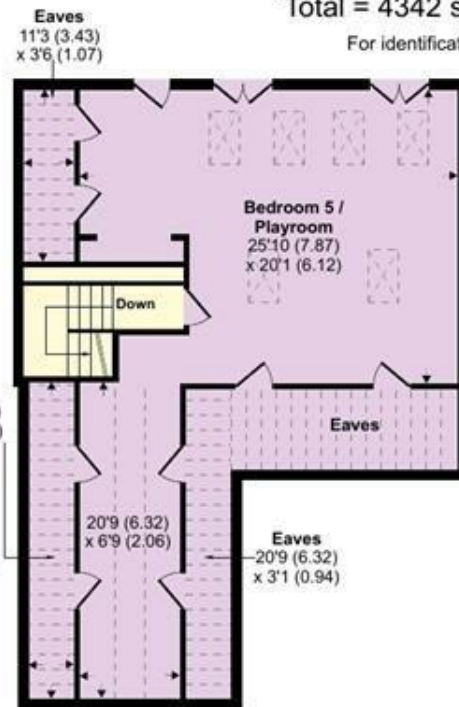
Denotes restricted head height



OUTBUILDING



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Certified
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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