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## Harman Drive The Hocrofts NW2

Situated in this quiet cul-de-sac on the perennially popular Hocrofts, is this unmodernised two storey, four bedroom house with huge potential to extend to the rear and into the loft space.

The ground floor accommodation currently enjoys an 18' bay fronted reception room, family room and a large reception room with French doors out to the rear garden. In addition, there is a 19' kitchen/breakfast room separate utility room and guest WC.

The first floor offers four double bedrooms (one with a terrace overlooking the garden) and two bathrooms. There is also a large attic which could easily be converted, subject to planning permission.

The house boasts a beautiful mature westerly facing 77' rear garden as well as off street parking to the front.

**£1,999,950**

**SOLE AGENT**

**Freehold**













# Harman Drive NW11

Gross internal area (approx.)

209 Sq m (2253 Sq ft) Including under 1.5m

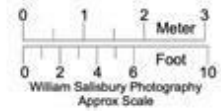
209 Sq m (2250 Sq ft) Excluding under 1.5m

Site Area (approx.)

Acre 0.11 Hectares 0.046

For identification only, Not to Scale

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First Floor - Approx 103 Sq m - 1105 Sq ft

Ground Floor - Approx 107 Sq m - 1148 Sq ft

Not to Scale, for guidance only and must not be relied upon as a statement to fact.

All measurements areas are approximate only

(and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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