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## Harman Drive The Hocrofts NW2

Situated in a quiet cul-de-sac in the ever-popular Hocrofts, this unmodernised two-storey, four-bedroom house offers exceptional potential to extend to the rear and into the loft (subject to the necessary planning permissions).

The ground floor currently comprises an impressive 18' bay-fronted reception room, a family room, and a spacious reception room with French doors opening onto the rear garden. There is also a generous 19' kitchen/breakfast room, a separate utility room, and a guest WC.

On the first floor are four double bedrooms (one benefiting from a private terrace overlooking the garden) along with two bathrooms. A substantial attic space provides excellent scope for conversion, subject to planning consent.

Externally, the property boasts a beautiful, mature 77' west-facing rear garden and off-street parking to the front.

**£1,750,000**

**Freehold**













# Harman Drive NW11

Gross internal area (approx.)

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

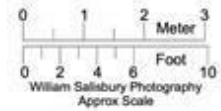
209 Sq m (2250 Sq ft) Excluding under 1.5m

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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