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Est. 1998

Farm Avenue

The Hocrofts

NW2

Occupying a prime position on one of The Hocrofts' most prestigious tree-lined avenues, this exceptional five/six-bedroom semi-detached family home extends to approximately 3,179 sq ft (295 sq m) and has been thoughtfully remodelled and extended to provide beautifully balanced accommodation across three floors.

The heart of the home is the spectacular open-plan kitchen, dining and family room that benefits from under floor heating and air conditioning and spans approximately 30 ft x 28 ft. Designed for both everyday family living and entertaining, this remarkable space is bathed in natural light and features patio doors opening directly onto the southwest facing terrace and beautifully landscaped rear garden. A generous formal reception room provides an elegant additional living space, while a guest bedroom with en-suite shower room, together with a separate utility room incorporating a secondary kitchenette and guest cloakroom completes the ground floor.

The first floor offers an impressive air conditioned principal bedroom suite with a stylish en-suite shower room and access to a balcony with three further well-proportioned double bedrooms, and a luxurious family bathroom.

The top floor is dedicated to an outstanding 28 ft x 14 ft suite with an en-suite bathroom, offering exceptional versatility as a principal bedroom, guest suite or teenage retreat, this area has underfloor heating and air conditioning.

A generous terrace overlooks the beautifully landscaped, south-west-facing rear garden, which extends to approximately 76ft, providing an idyllic setting for outdoor dining, entertaining, and family enjoyment.

To the front, electrically operated gates open onto a resin driveway providing secure off-street parking for up to three vehicles and the benefit of a fitted electric car charger.

£2,995,000 **SOLE AGENT** **Freehold**

Farm Avenue NW2

Gross internal area (approx.)
3506 Sq ft (326 Sq m) Including Under 1.5
3179 Sq ft (295 Sq m) Excluding Under 1.5

Site Area (approx.)
Acre 0.12 Hectares 0.05

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Ground Floor -
Approx 1739 Sq ft - 162 Sq m

Second Floor -
Approx 785 Sq ft - 73 Sq m

First Floor -
Approx 983 Sq ft - 91 Sq m

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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www.WilliamSalisbury.Photography

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