



**HODFORD ROAD, LONDON, NW11**  
**£1,525,000 FREEHOLD**

**A SPACIOUS 4 BEDROOM SEMI DETACHED HOUSE IN  
THIS PREMIUM ROAD WITH GREAT POTENTIAL.**

4 BEDROOMS/ 2 RECEPTION ROOMS/ 2 BATHROOMS/ LARGE 80' GARDEN/ OFF STREET  
PARKING/ CHAIN FREE/ EXCELLENT POTENTIAL/ COUNCIL TAX BAND: \* : EPC RATING: D

\*Currently around review, further information available via agent.



## DESCRIPTION

We are delighted to offer this exceptionally spacious 4 bedroom house located on this most sought after road near the junctions with Dunstan Road and Wycombe Gardens.

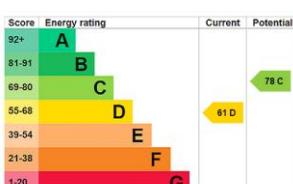
The property is a 4 bedroom semi-detached freehold house and may be occupied as a substantial family home. It also has great potential for extension to the rear, extension to the loft and conversion into two self-contained flats subject to any required planning permission and building regulations.

Accommodation on the ground floor consists of an entrance hall, a shower room/W.C and 2 reception rooms, one of which intercommunicates with a kitchen. On the first floor there are 4 bedrooms (two of which each have a wash-basin unit), a bathroom and a separate W.C. Externally to the rear is a substantial garden (approximately 80' x 20') including a large patio area. To the front is a wide paved parking area suitable for a minimum of 2 cars. The house also has a side passageway providing direct access from the front garden to the rear garden.

The house has a total size of 169 sqm/1820 sq'. With permitted extensions including a ground floor extension and a loft conversion, we would anticipate a minimum size of approximately 230 sq.m/2500 sq'.

The house is located approximately half a mile from shops, restaurants, schools, GP surgeries and transport facilities including Golders Green Underground & Bus Station. Amenity spaces, such as Golders Hill Park and Hampstead Heath Extension, are nearby. The entrance to Childs Hill Park is almost opposite the house.

The house is being sold chain free and viewing is highly recommended.





Hodford Road, London NW11 8NN



APPROXIMATE GROSS INTERNAL FLOOR AREA 169.03 SQ M / 1820 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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