

Sutcliffe Close NW11

Gross internal area (approx.)

139 Sq m (1493 Sq ft)

For identification only, Not to Scale



Sutcliffe Close, NW11

We are delighted to offer a 3-bedroom, link-terraced family home, in this quiet and desirable close on the south side of Hampstead Garden Suburb.

Internally the property offers a well-proportioned entrance hallway that leads through to a generous, lateral kitchen breakfast family space across the rear, with French doors leading out onto the rear garden. There is also a bright and spacious main reception room with engineered wood flooring throughout the ground floor and a guest W.C.

The first floor comprises 3 good sized bedrooms. The principal room is ensuite with a walk-in wardrobe. There is a further family bathroom servicing the other 2 bedrooms.

The property is offered in good condition and has potential to convert the loft to create a 4th bedroom and another bathroom subject to the necessary consents.

RECEPTION ROOM: KITCHEN/BREAKFAST/FAMILY ROOM: PRINCIPAL BEDROOM WITH EN SUITE AND WALK IN WADROBE: 2 FURTHER BEDROOMS: FAMILY BATHROOM: GUEST WC: REAR GARDEN: EPC RATING D: COUNCIL TAX BAND G

SOLE AGENT

£1,550,000

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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).



