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RAEBURN CLOSE NW11



FREEHOLD. SOLE AGENT.

GUIDE PRICE £2,850,000.

RECEPTION ROOM: BREAKFAST ROOM: KITCHEN: UTILITY ROOM:

FAMILY ROOM: DINING ROOM: GUEST WC: PRINCIPAL BEDROOM

WITH EN SUITE BATHROOM AND HIS AND HERS DRESSING ROOM: 3

FURTHER BEDROOMS: FAMILY BATHROOM: SHOWER ROOM:

OFF-STREET PARKING: GARDEN: COUNCIL TAX BAND H



Located in this extremely popular cul-de-sac and moments away from the Hampstead Heath extension, is this charming, wider than average 5-bedroom, 3-bathroom semi-detached family home, with off-street parking for 2 cars.

Spanning 2,611 Sq Ft, the ground floor features a delightful and flexible open plan L shape, kitchen/breakfast/family room with French doors leading to the garden, a separate utility room and a guest WC. In addition, there is a dining room and a further reception room with French doors also leading to the garden.

On the upper floors, there are 5 good sized bedrooms, 2 family bathrooms and a magnificent principal bedroom suite, with dual dressing rooms, an oversized ensuite bathroom and air conditioning. Further benefits also include Lutron lighting throughout and a Sonos sound system.

The landscaped private gardens wrap around the house and to the rear offers a spacious patio which leads on to the lawned area to the side.



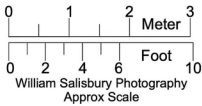
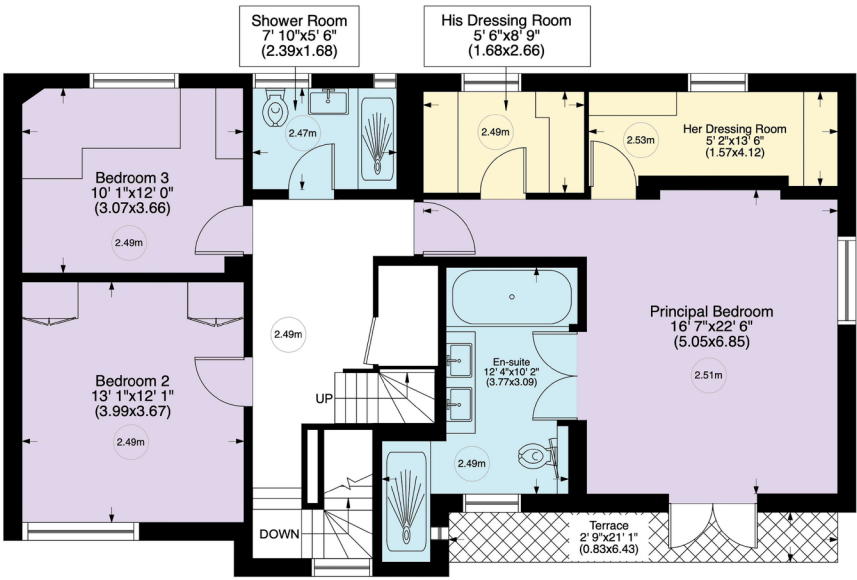
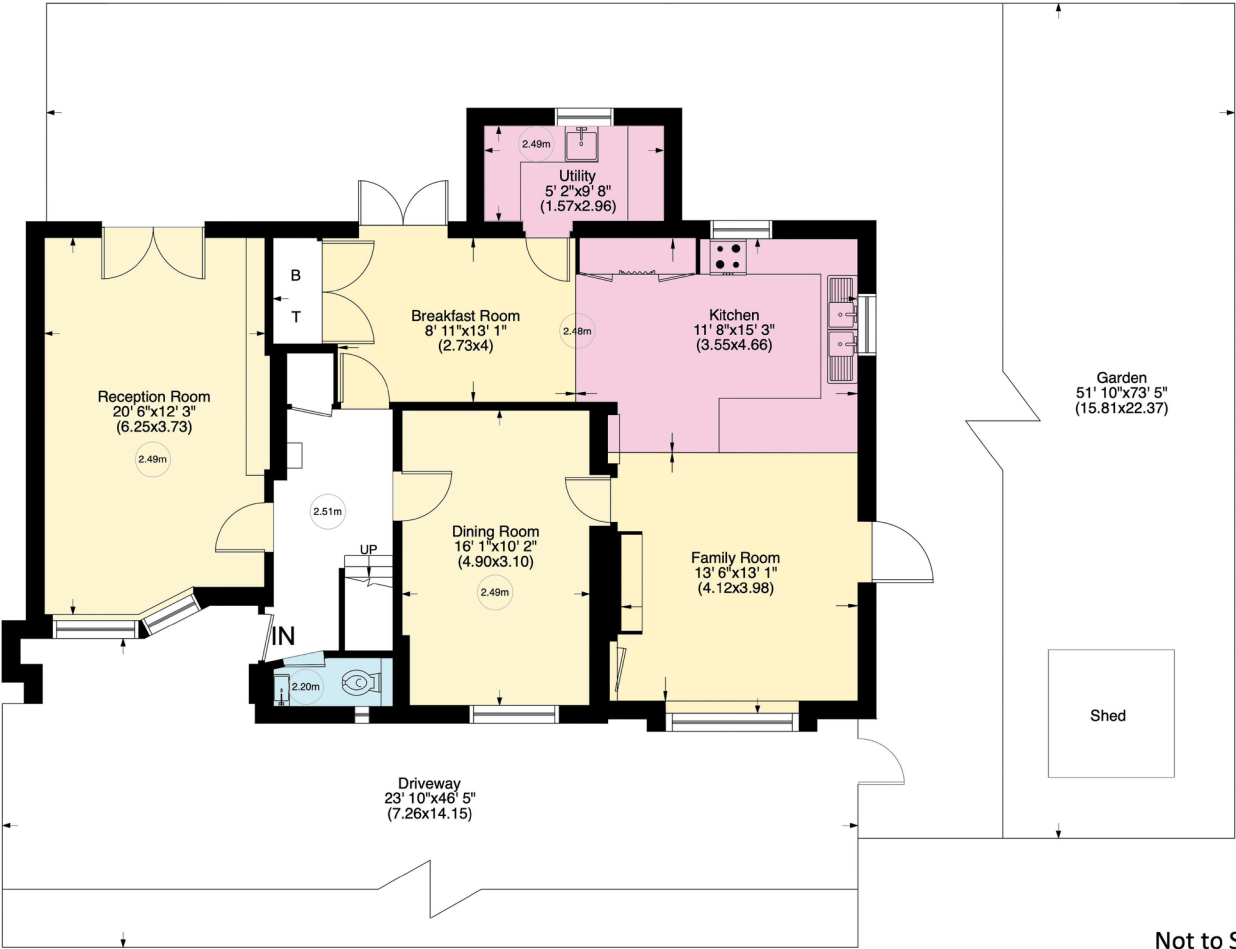
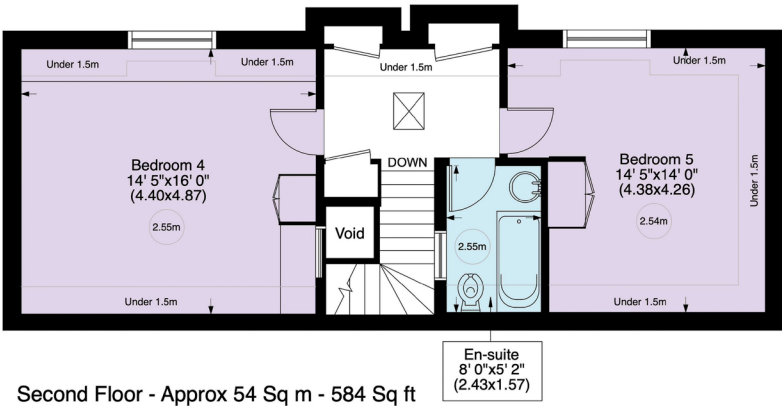




Raeburn Close NW11
Gross internal area (approx.)
255 Sq m (2741 Sq ft) Including under 1.5m
243 Sq m (2611 Sq ft) Excluding under 1.5m

Site Area (approx.)
Acre 0.10 Hectares 0.04

For identification only, Not to Scale
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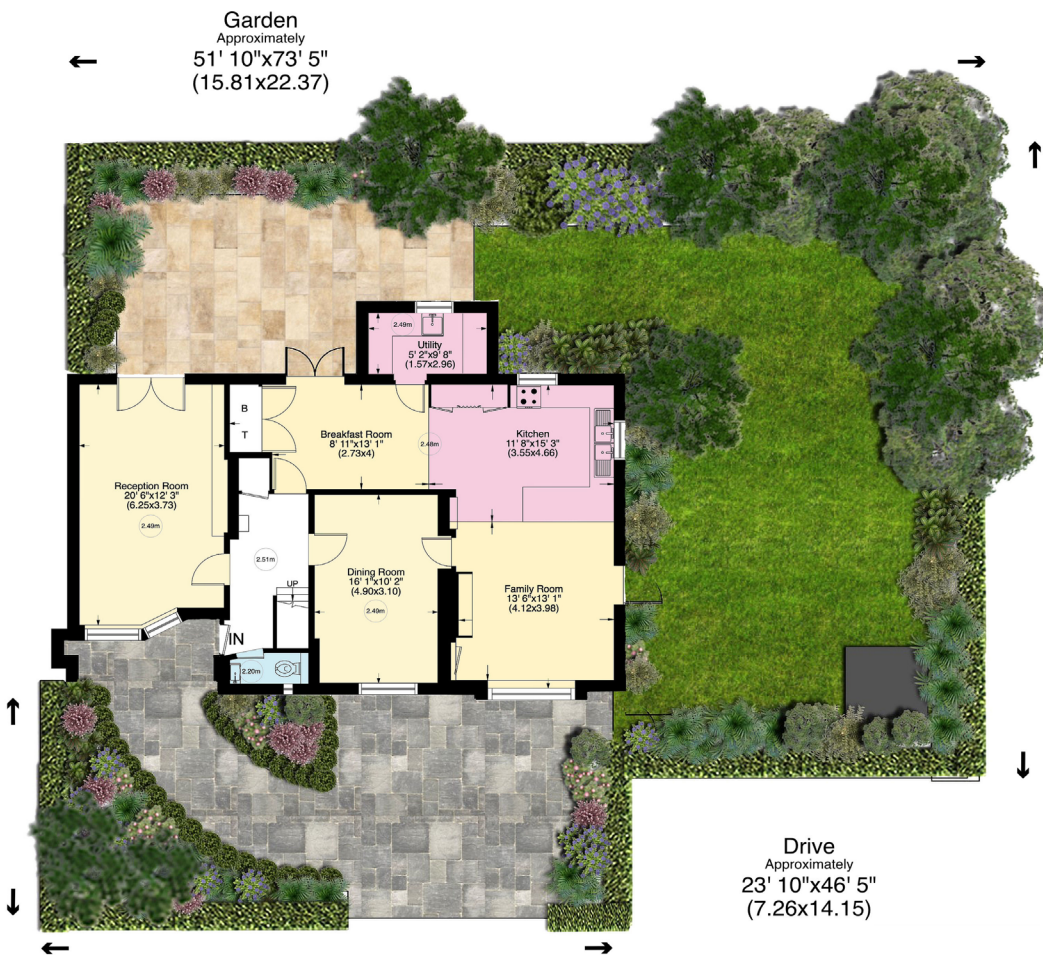


Not to Scale, for guidance only and must not be relied upon as a statement to fact.
All measurements areas are approximate only
(and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

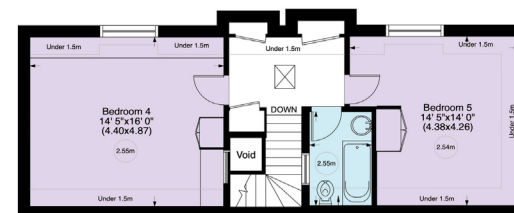
Raeburn Close NW11



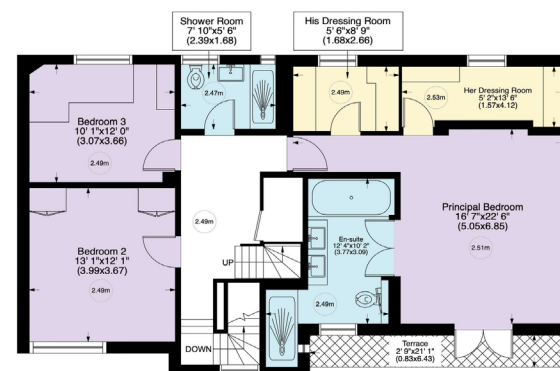
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Ground Floor - Approx 105 Sq m - 1127 Sq ft



Second Floor - Approx 54 Sq m - 584 Sq ft



First Floor - Approx 96 Sq m - 1030 Sq ft

www.WilliamSalisbury.Photography

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