THE OLD SCHOOL HOUSE
SANDY ROAD, HAMPSTEAD, NW3

On the market for the first time in circa forty years is this completely charming and characterful, detached, low built three bedroom period house, located quietly within an idyllic setting abutting the vast expanses Hampstead Heath.

This beautiful home presents a fabulous opportunity for both downsizers and for a new family starting out, as all the principal accommodation is arranged over the ground floor, with the master bedroom suite comprising vaulted bedroom, en-suite bathroom & dressing room, a family/tv room, a formal reception room, dining room, kitchen, utility room and guest W.C.

The first floor offers two further double bedrooms, a family bathroom, linen cupboard and extensive accessible loft storage.

A major feature of this special home, is the enchanting wrap around garden, made up of a secluded sun-trap lawn, deep mature flower beds with a huge array of colour, terracing and a fish pond.

Sandy Lane is a peaceful enclave of period properties located just off of North End Road and therefore equidistantly located between Hampstead heading south and Golders Green heading north.

GUIDE PRICE £3,395,000   **JOINT SOLE AGENT**   **FREEHOLD**

Sandy Road NW3

Gross internal area (approx.)
210 Sq m (2259 Sq ft) Including Store, under 1.5m
202 Sq m (2173 Sq ft) Including Store, Excluding under 1.5m
For Identification only, Not to Scale

Storage in Roof
17' 4"x12' 3"
(5.28x3.72)

2.78m

Bedroom 3
9' 9"x12' 6"
(2.98x3.81)

2.67m

DOWN

Bathroom
6' 5"x8' 9"
(1.94x2.66)

Bedroom 2
11' 8"x15' 8"
(3.57x4.78)

2.59m

First Floor

Store
7' 1"x3' 4"
(2.15x1.03)

En-suite
7' 6"x11' 0"
(2.26x3.35)

2.55m

2.44m

Utility Room
8' 4"x5' 10"
(2.56x1.78)

UP

Family Room
12' 11"x12' 7"
(3.94x3.84)

2.38m

Reception Room
13' 9"x19' 1"
(4.20x5.82)

3.18m

Principal Bedroom
15' 1"x12' 5"
(4.60x3.79)

3.09m

2.54m

Dining Room
9' 10"x16' 10"
(3.01x5.14)

2.38m

IN

Kitchen
7' 7"x16' 9"
(2.31x5.09)

Ground Floor

Sandy Road NW3

Acre 0.13 (approx.)

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Side Garden
Approximately
41' 11"x21' 11"
(13x6.7)

Front Garden
Approximately
27' 2"x36' 1"
(8.3x11)

Back Garden
Approximately
43' 10"x59' 1"
(13x18)

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