



26 Kingsbridge Drive, Mill Hill, NW7 1HN

£775,000

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ESTATE AGENTS

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Property Description

An extended and beautifully presented Four Bedroom, Two Bathroom (one en suite shower room) terraced family home situated on the sought after Lidbury Square development, close to local schools and within a quarter of a mile of Mill Hill East Underground Station and Waitrose supermarket.

The ground floor offers a Reception Room, Modern Fitted Kitchen / breakfast room, Conservatory and Guest Cloakroom. The first floor comprises Three Bedrooms and a Family Bathroom, while the second floor provides the principal Bedroom with a Modern En-Suite Shower Room.

Further benefits include a landscaped Rear Garden and Two Allocated Parking Spaces.

Estate Charge: £250 per annum.

Council Tax Band E

Joint Sole Agent

Key Features

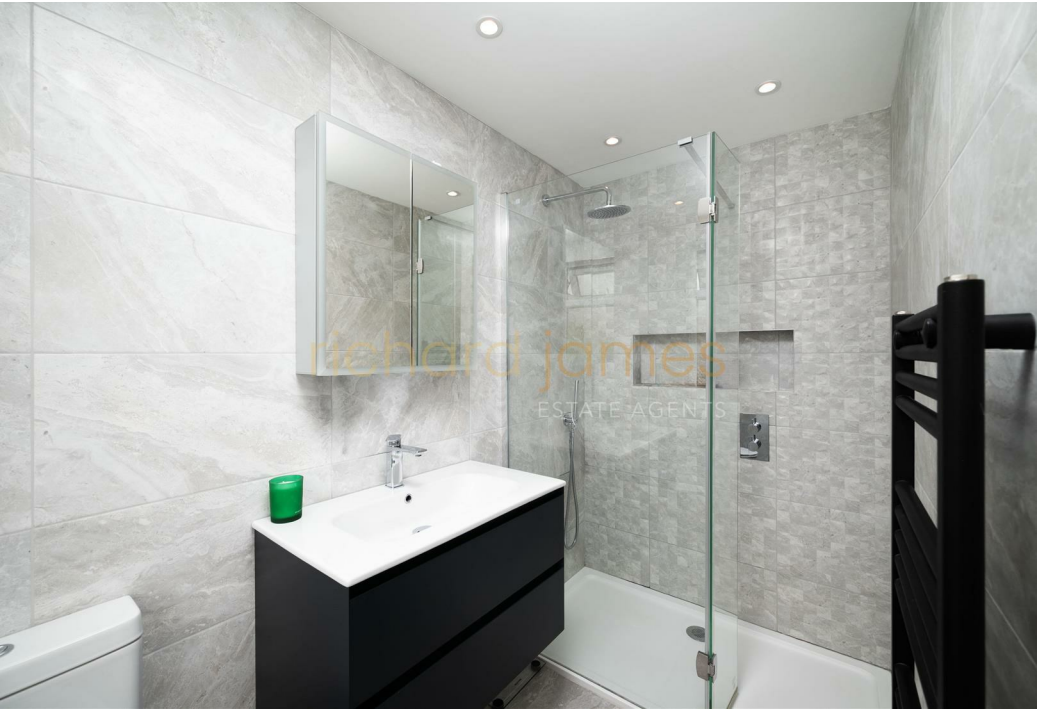
- STUNNING MODERN FAMILY HOME
- TWO BATHROOMS (ONE EN SUITE SHOWER ROOM)
- TWO ALLOCATED OFF STREET PARKING SPACES
- WALKING DISTANCE TO MILL HILL EAST STATION
- CONSERVATORY
- FOUR BEDROOMS
- GUEST WC
- KITCHEN / BREAKFAST ROOM
- SOUGHT AFTER LOCATION
- LANDSCAPED REAR GARDEN

Important Information

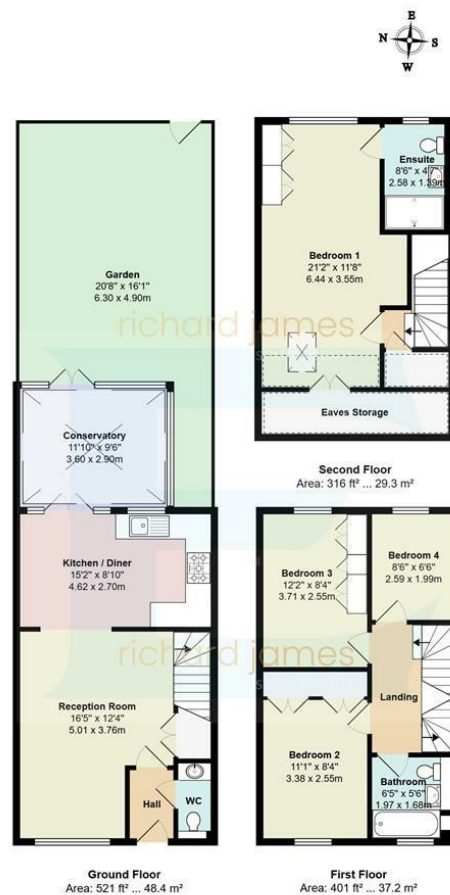
- **Price:** £775,000
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** C
- **Location:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	83
EU Directive 2002/91/EC		









Kingsbridge Drive NW7

Total Area: 1237 ft² ... 114.9 m²
(Excludes Eaves Storage)

All measurements are approximate and for display purposes only

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.