



10 Westfield Road, NW7 3BL

£1,150,000

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james**

ESTATE AGENTS

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Property Description

A stunning extended and refurbished 2517 sqft / 233.9 sq m, Four Bedroom, Four bathroom (two en suite) family home situated in a residential road, just off Marsh Lane, Close to popular local schools and approximately one and a quarter miles from Mill Hill Broadway's shops & Thameslink Station and within the catchment for Mill Hill County, Courtlands & The Fairway schools.

The accommodation includes a Master Bedroom suite with an en-suite Bathroom, Three further Bedrooms, Three further Bathrooms (one en suite), Kitchen/Breakfast Room/Reception Room, second reception room, Study, utility room and Guest Wc/Shower Room.


Finished to a high standard throughout and offered in immaculate order this magnificent home benefits from a number of features including underfloor heating to 1st & 2nd floor bathrooms, CCTV, Sonos, Hard wired internet, and a wonderful large 27ft Kitchen/Breakfast Room/Reception Room with Seimens appliances and vaulted ceilings, bi-fold doors allowing the whole back of the house to be opened to the lovely large landscaped garden with a garden studio with own boiler under floor heating,

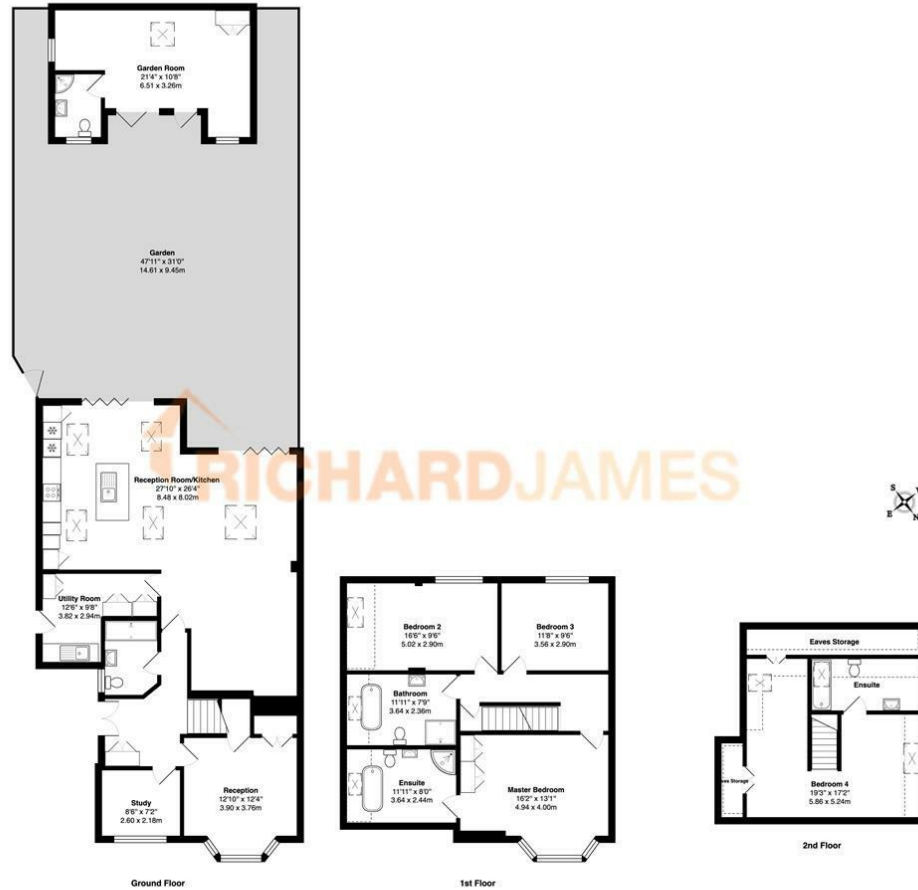
Key Features

- STUNNING RECENTLY & EXTENDED REFURBISHED FAMILY HOME
- THREE BATHROOMS (TWO EN SUITE)
- OUTHOUSE / GARDEN STUDIO
- CLOSE TO LOCAL AMENITIES
- SONOS
- FOUR BEDROOM
- OFF STREET PARKING
- LANDSCAPED REAR GARDEN
- CCTV

Important Information

- **Price:** £1,150,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Locaton:** Mill Hill

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



Westfield Road, NW7
 Total Gross Area: 2517 ft² / 233.9 m² (excluding eaves storage, garden)
 All measurements are approximate and for identification purposes only, not to scale.
 Compliant with the RICS code of measuring practice

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 will 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 particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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