



22 Hale Drive, NW7 3DU

£789,950

**richard
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ESTATE AGENTS

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Property Description

A rare opportunity to buy this ideally located semi detached family home located on this ever-popular road within easy reach of the amenities of Mill Hill Broadway and within a stone's throw of Mathilda Marks Kennedy Primary School.

Arranged over two floors only there is huge scope to extend STPP. The existing accommodation is arranged to provide Three Bedrooms, family Bathroom, fitted Kitchen, Two Reception Rooms and guest Wc.

Externally there is off street parking and a pretty west facing rear Garden.

Council tax band - E


Sole Agent.

Key Features

- THREE BEDROOMS
- FITTED KITCHEN
- GUEST WC
- PRETTY WEST FACING REAR GARDEN
- SCOPE TO EXTEND STPP
- FAMILY BATHROOM
- TWO RECEPTION ROOMS
- OFF STREET PARKING
- WITHIN EASY REACH OF THE BROADWAY AND MMK SCHOOL

Important Information

- **Price:** £789,950
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** D
- **Locaton:** Mill Hill

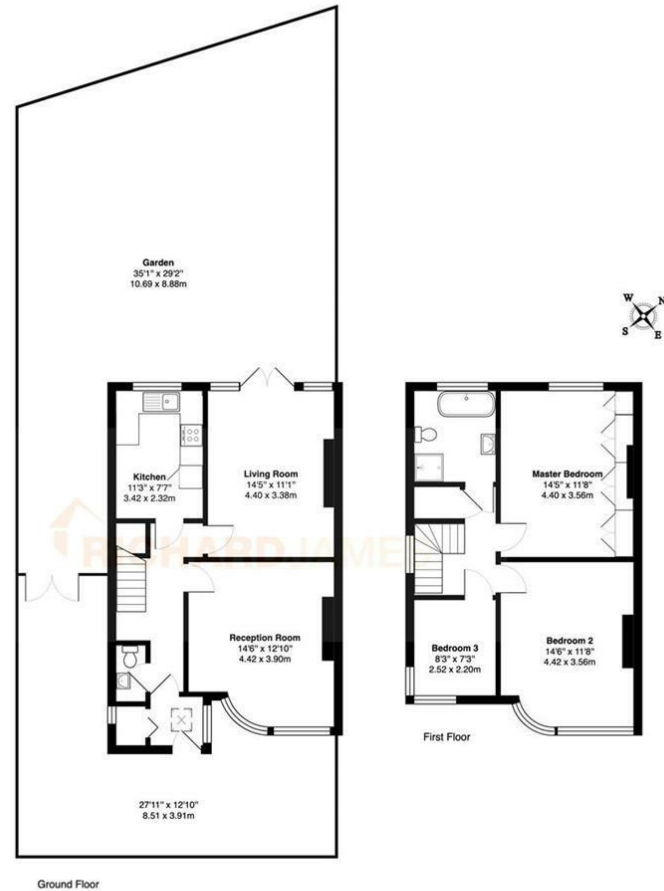
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Hale Drive NW7

Total Gross Area: 1114 ft² ... 103.5 m²

Ground Floor Area: 570 ft² ... 53.0 m²

First Floor Area: 543 ft² ... 50.5 m²



All measurements are approximate and for identification guideline 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 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.

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