



**31 Kingsbridge Drive, NW7 1GH**

£1,100,000

**richard  
james**

ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)





## Property Description

A very well presented detached family house situated on the ever popular Lidbury Square development, within a few hundred metres of Mill Hill East (Northern Line) Station, Waitrose and Virgin Active Gym.

This great family home, spread over 2202 sq ft/204.6 sq m, has been modernised and improved within the current ownership and now provides a modern, large, Kitchen/Diner, Reception Room, Tv/Family Room, Five Bedrooms, Three Bathrooms (2 en-suite), Utility Room and Guest Wc.

Externally there is a 44' x 35' south facing rear Garden, off street parking and Garage.

Hendon and Finchley Golf Clubs, Arrandene open place and Saracens Rugby Club are all within close proximity as are popular local schools in both private and state sectors.


Sole Agent

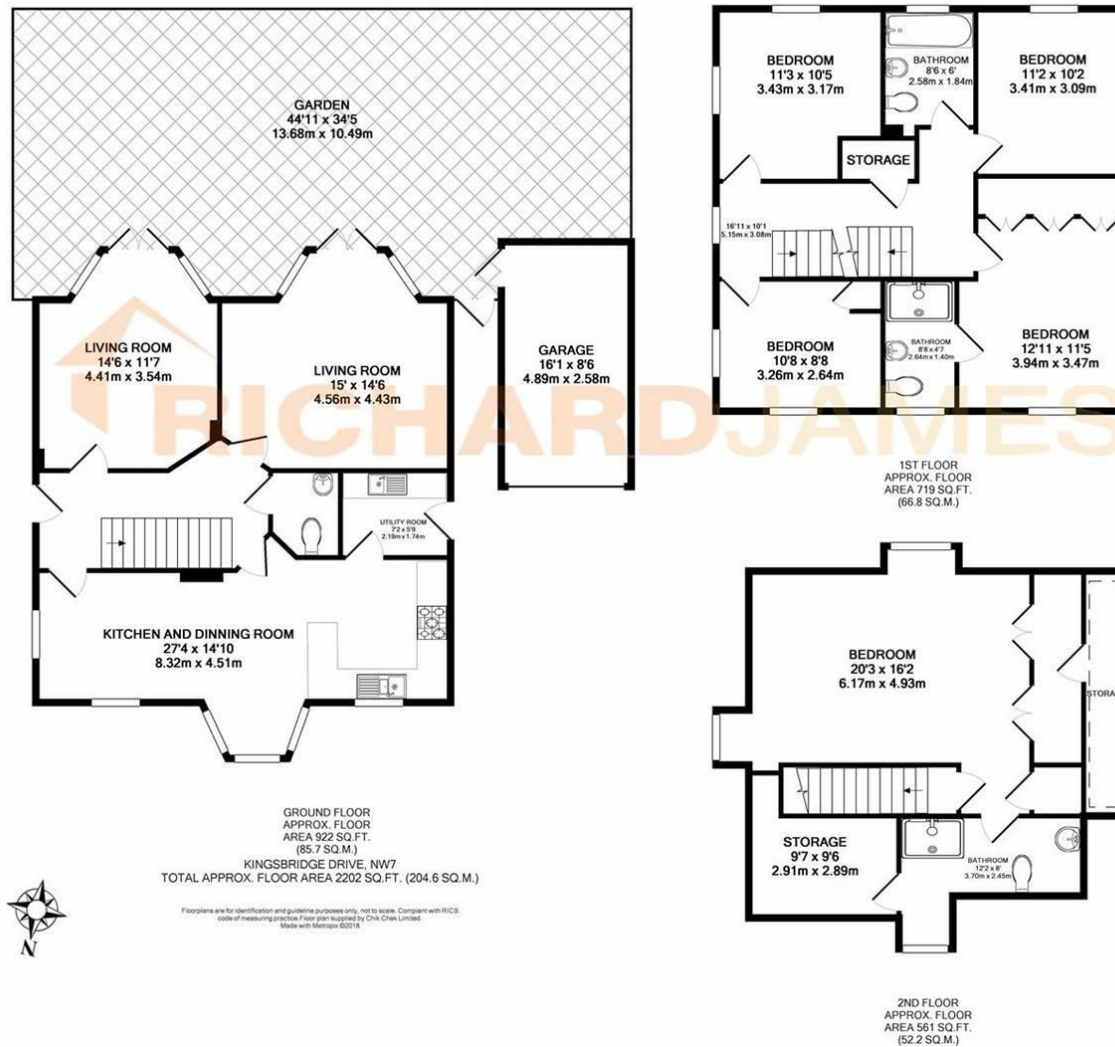
## Key Features

- FIVE BEDROOMS
- RECEPTION ROOM
- STUNNING KITCHEN/DINER
- GUEST WC
- OFF STREET PARKING & GARAGE
- THREE BATHROOMS (2 EN-SUITE)
- TV/FAMILY ROOM
- UTILITY ROOM
- SOUTH FACING REAR GARDEN

## Important Information

- **Price:** £1,100,000
- **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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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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