



5 Bittacy Close, NW7 1RU

£799,950

**richard
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ESTATE AGENTS

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Property Description

A rare opportunity to purchase this double fronted detached Bungalow offered for sale with no upper chain and peacefully set in this quiet and popular cul de sac.

The property is offered in good decorative order and comprises a Lounge/Dining Room, fitted Kitchen, Two Bedrooms, Bathroom and separate Wc.

Benefits include a landscaped Garden to side & rear with southerly aspect and attached garage via a driveway with off street parking.

In addition the property has a large loft area which has potential to be converted (STPP).

Bittacy Close is within approximately 1/2 a mile of the amenities at Mill Hill East including Northern Line Station, Waitrose and Virgin Active Gym.

Sole Agent

Key Features

- DOUBLE FRONTED DETACHED BUNGALOW
- TWO BEDROOMS
- LARGE RECEPTION/DINING ROOM
- FULLY FITTED KITCHEN
- BATHROOM
- GUEST WC
- PRETTY REAR GARDEN WITH SOUTHERLY ASPECT
- OFF STREET PARKING & GARAGE
- CLOSE TO WAITROSE, VIRGIN ACTIVE GYM
- CHAIN FREE

Important Information

- **Price:** £799,950
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:**
- **Location:** Mill Hill

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	EU Directive 2002/91/EC	



Bittacy Close NW7

Total Gross Area: 1106 ft² ... 102.7 m²

Floor plans are for identification and guideline purposes only, not to scale.
Compliant NPS 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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