



85 Daws Lane, Mill Hill, NW7 4SE

£699,950

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Property Description

An unmodernised, chain free semi detached family home in this convenient location directly opposite Mill Hill Park & Etz Chaim school, and within a short walk of Mill Hill Broadway's multiple shops, restaurants & transport facilities including Thameslink station.

The accommodation includes Two Reception Rooms, Kitchen, Three bedrooms, separate wc and a family Bathroom.

Externally, there is a rear Garden which extends to approximately 53ft and off street parking.

There is potential for various extensions and a loft conversion STPP.

Council Tax Band E

Sole Agent

Key Features

- SEMI DETACHED FAMILY HOME
- FAMILY BATROOM
- TWO RECEPTION ROOMS
- SCOPE TO EXTEND STPP
- WITHIN A STONE'S THROW OF ETZ CHAIM
- THREE BEDROOMS
- SEPARATE WC
- KITCHEN
- CHAIN FREE
- CLOSE TO MILL HILL PARK & THE BROADWAY

Important Information

- **Price:** £699,950
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** E
- **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	45	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

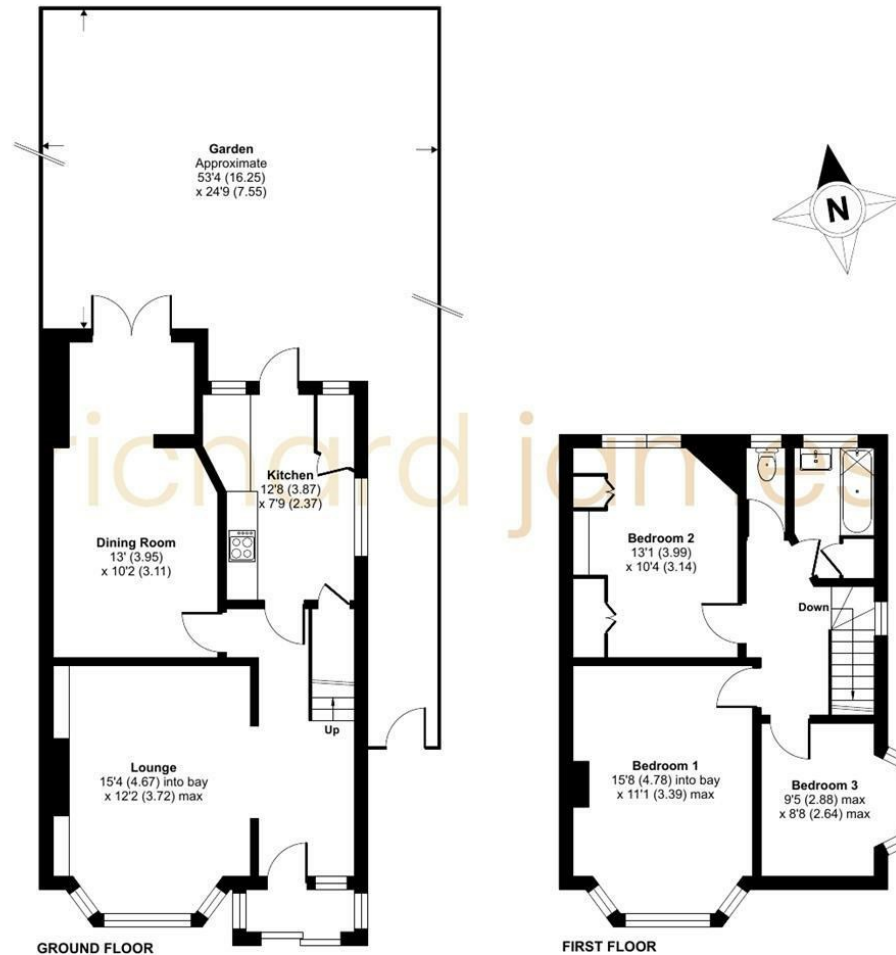






Approximate Area = 1136 sq ft / 105.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Richard James Estate Agents Ltd. REF: 1272587

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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