



36 Cophall Drive, NW7 2NB

£1,150,000

**richard
james**

ESTATE AGENTS

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Property Description

Offered for sale with no upper chain, having been in the same family ownership since 1994, is this spacious and bright Four Bedroom, Two Bathroom (1 en-suite) semi-detached family house located in a sought after tree lined road off Holmdene Avenue, close to popular local schools and within walking distance of Mill Hill Broadway with its fashionable coffee shops, trendy boutiques, Thameslink station and places of worship.

Arranged over two floors only and therefore with scope to extend further into the loft space if necessary and STPP, this wonderful family home comprises 2084 sq ft/193.6 sq m of well planned accommodation to include a large Living/Dining Room, Play Room, Office, Kitchen/Breakfast Room, Utility Room and Guest Wc.

Benefits include Off Street Parking for 2/3 cars and 88' landscaped rear Garden with side access.

Sole Agent


Key Features

- FOUR BEDROOMS
- TWO BATHROOMS (ONE EN-SUITE)
- THROUGH LOUNGE
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM



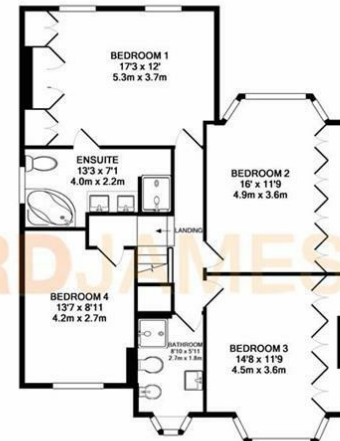
Important Information

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(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 	



GROUND FLOOR



1ST FLOOR

COPTHALL DRIVE NW7
 TOTAL APPROX. FLOOR AREA 2084 SQ.FT. (193.6 SQ.M.)
 Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by CHA Chalk Limited. Made with Metropia iCAD18

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 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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