



**12 Glenwood Road, NW7 4LJ**

**£925,000**

**richard  
james**

ESTATE AGENTS

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## Property Description

A Three Bedroom, semi detached house offered in good condition throughout . situated in a sought after turning off Marsh Lane and within the catchment for sought after local schools, including Courtland and Mill Hill County and approximately 3/4 of a mile from Mill Hill Broadway's shopping facilities and Thameslink Station.

The property offers flexible entertaining areas and provides Three Bedrooms, Family Bathroom, Kitchen/ Breakfast Room, Reception Room, Conservatory and a guest wc, with the added benefit of planning permission granted for a single storey rear extension.

Benefits include off street parking for two cars, a delightful 95ft landscaped rear garden backing onto greenbelt and a 20ft x 15ft summer house.


Sole Agent.

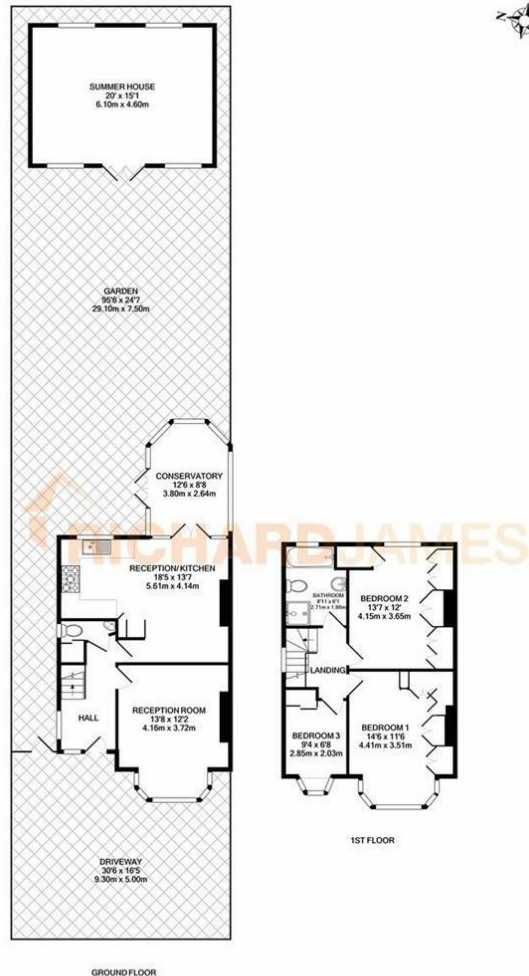
## Key Features

- SOUGHT AFTER LOCATION
- LANDSCAPED REAR GARDEN BACKING ONTO GREENBELT
- CATCHMENT FOR COURTLANDS & MILL HILL COUNTY
- OFF STREET PARKING FOR TWO CARS
- SCOPE FOR VARIOUS EXTENSIONS STPP
- SUMMER HOUSE

## Important Information

- **Price:** £925,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **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 	



GROUND FLOOR

1ST FLOOR

BLERWOOD ROAD NW7  
 TOTAL APPROX. FLOOR AREA 1084 SQ.FT. (100.7 SQ.M.)  
 \* Figures are for identification and guidance purposes only, not to scale. Compliant with RICS  
 code of measuring practice. If your plans support to Check Check Limited.  
 Based on Measure 10000

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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