39 Victoria Road, NW7 4SA

£1,110,000

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Property Description

Backing directly onto St Joseph's college fields is this immaculately presented detached home located within a sought after leafy cul de sac, moments from Mill Hill Broadway.

The house has been extended and refurbished in recent years and provides bright well planned accommodation over two floors and includes stunning a Kitchen/Family/Diner, Tv/Family Room, Utility Room & Guest Wc.

Externally there is a delightful rear garden extending to approximately 65' with wonderful rolling green views over fields and off street parking for two cars.

Victoria Road is close to numerous transport and shopping amenities, Mill Hill Park, Arrandene open space and various local schools, including Etz Chaim Primary School.

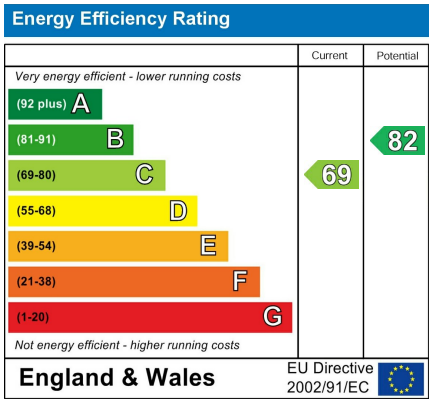
Sole Agent

Key Features

- THREE BEDROOMS
- TV/FAMILY ROOM
- UTILITY ROOM
- OFF STREET PARKIG FOR 2 CARS
- STUNNING KITCHEN/LIVING/DINER
- TWO BATHROOMS (1 EN-SUITE)
- MATURE REAR GARDEN WITH ROLLING GREENBELT VIEWS

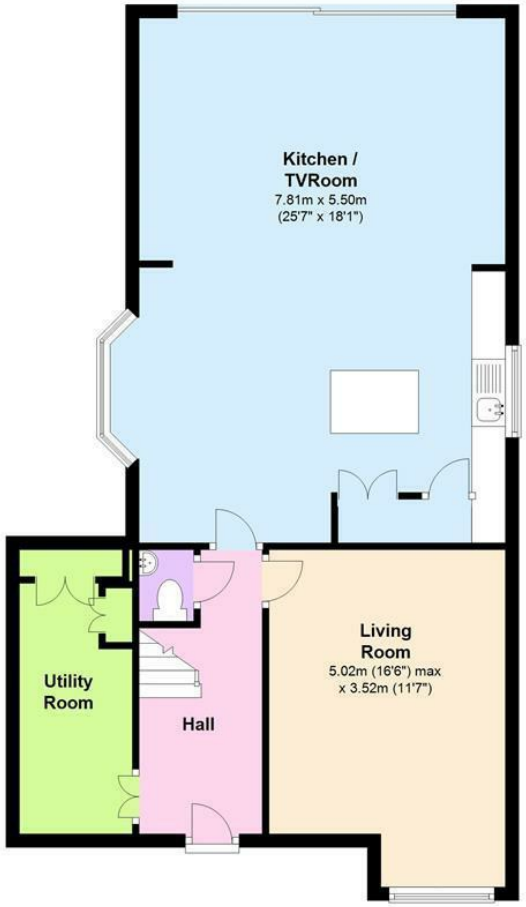
Important Information

- **Price:** £1,110,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** C
- **Locaton:** London



Ground Floor

Approx. 75.8 sq. metres (816.2 sq. feet)



First Floor

Approx. 55.0 sq. metres (592.1 sq. feet)

Total area: approx. 130.8 sq. metres (1408.3 sq. feet)

While every effort is made to ensure the accuracy of this plan , all measurements are approximate and no responsibility can be taken for any errors .
Plan produced using PlanUp.

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 importanc e 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 obt ain 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 i n 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 calc ulated, any prospective buyer who considers this feature to be particular important is strongly recommended to have the site measurements checked by their own surveyor bef ore submitting an offer to purchase.

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