



33 Milton Road, NW7 4AU
£950,000

**richard
james**
ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz





richard james
ESTATE AGENTS



Property Description

A beautifully presented, Four Bedroom, Two bathroom, (one en suite) semi detached family house in the ever sought after Poet's Corner area of Mill Hill.

Within a few hundred yards of Etz Chaim Primary School and the open spaces of Mill Hill Park and Arrandene the house is offered for sale with no upper chain.

The bright, well planned, accommodation is arranged over three floors, the ground floor comprises, reception room, guest wc and a wonderful Kitchen/Living/Dining Room with floor to ceiling doors onto the terrace and Garden.

Amenities include off street parking for two cars and a rear landscaped Garden.

Milton Road is conveniently located within approximately 1/4 of a mile of the amenities at Mill Hill Broadway including

Key Features

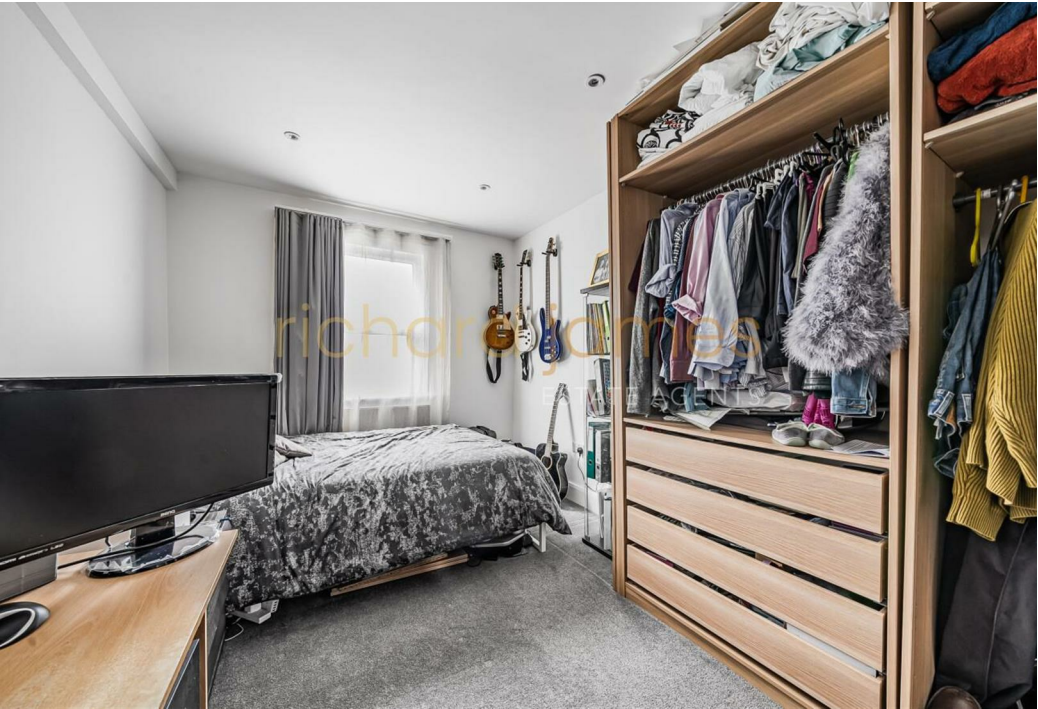
- SEMI DETACHED FAMILY HOME
- PRINCIPAL BEDROOM WITH EN-SUITE BATHROOM
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- STUNNING KITCHEN/LIVING/DINER
- TV/FAMILY ROOM
- PLAYROOM/DINING ROOM
- OFF STREET PARKING FOR 2 CARS
- SOUTH FACING REAR GARDEN
- CLOSE TO MILL HILL PARK & BROADWAY

Important Information

- **Price:** £950,000
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** C
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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 	

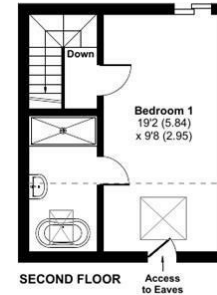






Approximate Area = 1456 sq ft / 135.2 sq m (excludes restricted head height & shed)

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1104193

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.

richard james
ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz

