



9 Austell Heights, Austell Gardens, NW7 4PG

£925,000

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Property Description

A deceptively spacious, beautifully presented, end of terrace family home set within a peaceful and sought after cul de sac.

This recently modernised home affords bright and spacious living over three floors, 1520 sq ft/41.2 sq m and includes a magnificent 33'10 Kitchen/Living/Diner, Principal Bedroom suite with en-suite Dressing Room and Bathroom, Three further Bedrooms, Family Bathroom, Playroom/5th Bedroom and 2 Wcs.

Externally there is off street parking, 42/14.9m garden with westerly aspect and large storage shed.

Astell Gardens is well placed for popular local schools including Courtland Primary School, Mill Hill County and The Mill Hill Foundation. Mill Hill Broadway with its Thameslink Station, places of worship, trendy coffee shops and M&S are all within close proximity as is the local park and Arrandene open space.


Sole Agent

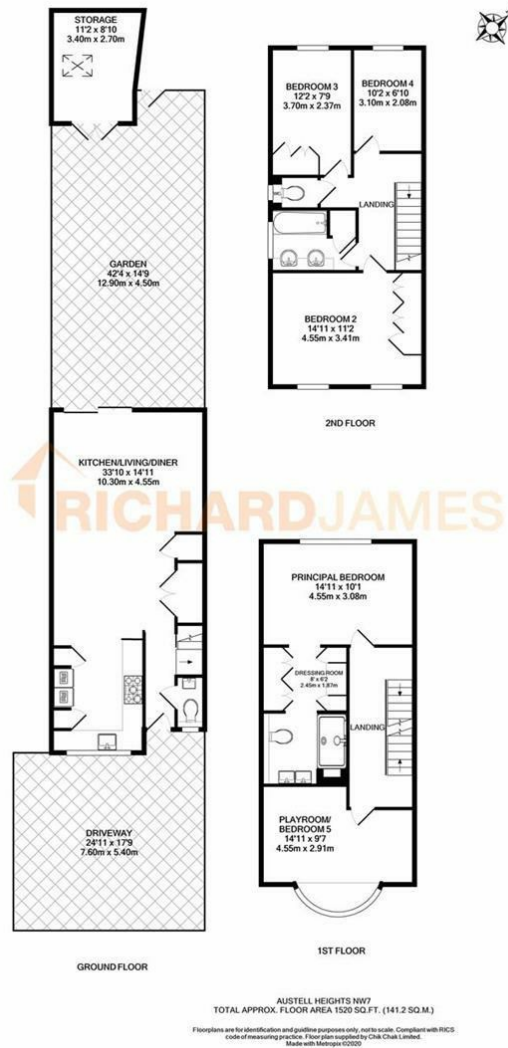
Key Features

- PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM & BATHROOM
- THREE/FOUR FURTHER BEDROOMS
- FAMILY BATHROOM
- 33'10 KITCHEN/LIVING/DINER
- PLAYROOM/BEDROOM 5
- TWO WCs
- LARGE STORAGE SHED
- 42'4 LANDSCAPED REAR GARDEN
- OFF STREET PARKING
- CLOSE TO COURTLAND AND MILL HILL COUNTY

Important Information

- **Price:** £925,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Locaton:** Mill Hill

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



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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