



12 Newcombe Park, NW7 3QL

£1,150,000

**richard
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ESTATE AGENTS

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Property Description

Within a stone's throw of the amenities at Mill Hill Broadway is this semi detached, character family home which has been well maintained by the present owners.

Arranged over two floors the house provides bright, versatile accommodation to include Kitchen/Breakfast Room, Two Reception Rooms, and Guest Wc.

A further area of the ground floor could provide a self contained annex/home office but is currently used as a home Gym, Study and Bathroom.


Externally there is a wonderful mature landscaped garden and off street parking.

Newcombe Park is a sought after turning off Millway and is therefore very well placed for Mill Hill Broadway's excellent shopping

Key Features

Important Information

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

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

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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