



**20 Woodcroft Avenue, Mill Hill, NW7 2AG**

**£1,350,000**

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## Property Description

An Immaculately Presented Double Fronted Detached Family Home – 2304 sq ft / 214 sq m

Situated within easy reach of the amenities of Mill Hill Broadway, this stunning double fronted detached residence offers beautifully maintained, spacious family living across three levels.

The accommodation comprises a generous 24ft kitchen/living/dining area, along with a separate reception room featuring an open fireplace, a utility room, and a guest WC. The upper floors host a luxurious Principal Bedroom suite with en-suite shower room, three further well proportioned bedrooms, and two additional bathrooms, one of which is also en-suite.

Externally, the property boasts a 98ft (approx.) landscaped rear garden with a large terrace and an outbuilding currently configured as a home office, sauna, and storage shed, complete with air conditioning and wired ethernet.

The garden and front driveway benefit from a fully integrated irrigation system. The resin bound driveway provides convenient off street parking.

Sustainability is enhanced with 6.3kWh solar panels servicing both the main house and garden building.

Woodcroft Avenue is ideally located just a short walk from Mill Hill Broadway, with its array of shops, cafes, and Thameslink Station. The property also falls within the catchment of highly regarded local schools, including The Orion, and is close to local parks and places of worship.

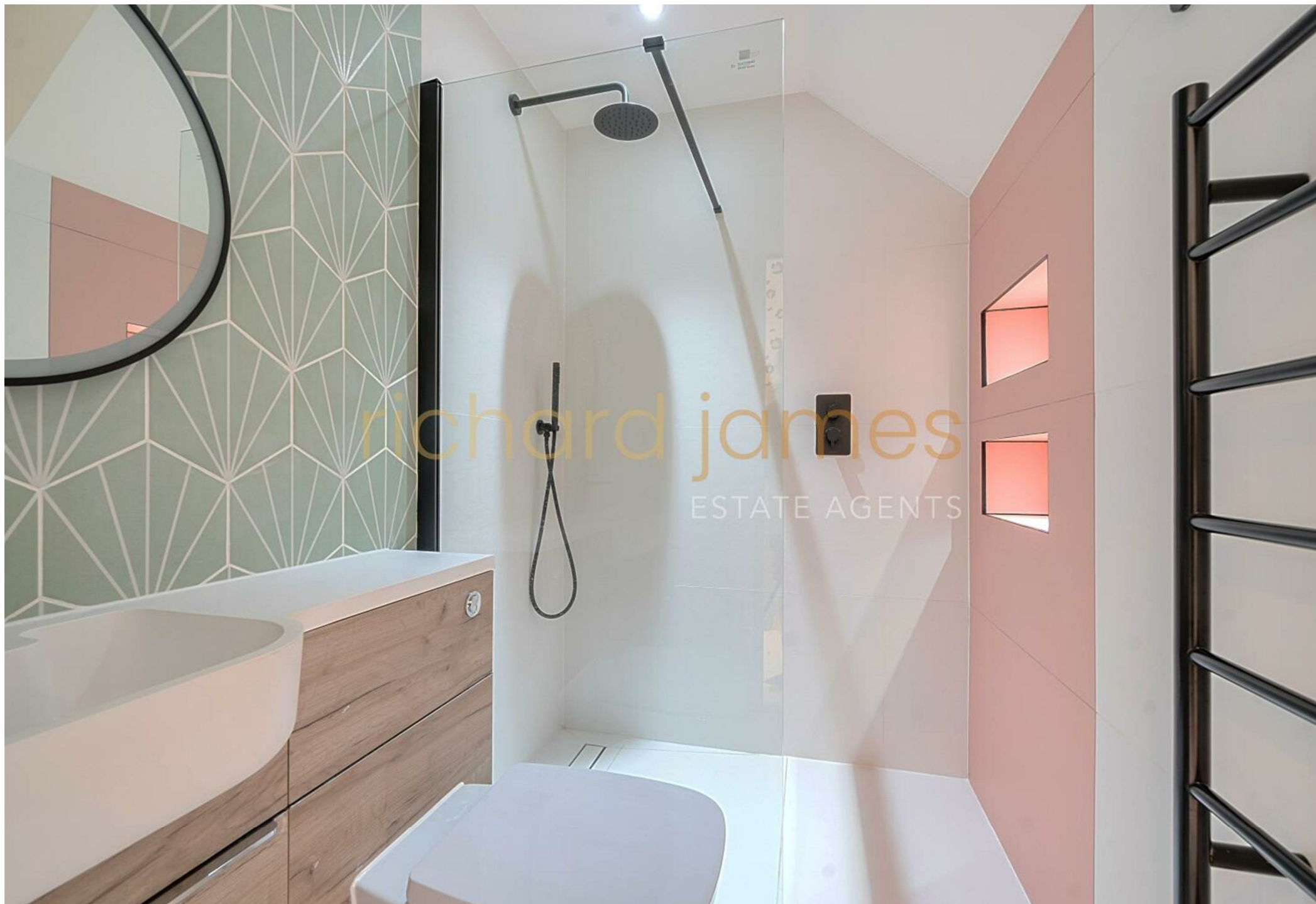
## Key Features

- DETACHED FAMILY HOME
- OFF STREET PARKING
- OUTHOUSE CURRENTLY USED AS AN OFFICE / SAUNA / SHED
- CLOSE TO LOCAL AMENITIES
- LANDSCAPED REAR GARDEN
- GUEST WC
- UTILITY ROOM
- 6.3 KWh SOLAR PANELS
- FOUR BEDROOMS
- THREE BATHROOMS

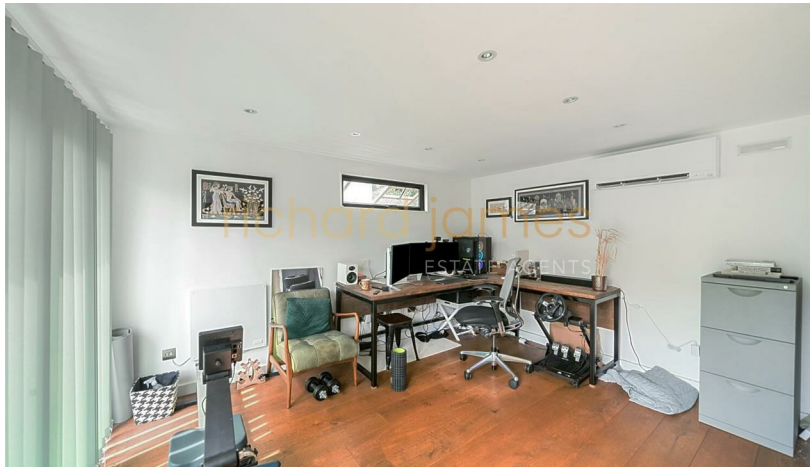
## Important Information

- **Price:** £1,350,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Location:** London

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 65                      | 75        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |







Approximate Area = 2304 sq ft / 214 sq m  
(including limited use area & excludes outbuildings & void)  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Richard James Estate Agents Ltd. REF: 1313076

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 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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