



**29 Sefton Avenue, NW7 3QB**

£775,000

**richard  
james**

ESTATE AGENTS

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## Property Description

A well presented semi detached family house, situated on this ever popular residential turning off Hale Drive and conveniently located for Mathilda Marks Kennedy School and within approximately three quarters of a mile of Mill Hill Broadway with its excellent local shopping facilities and mainline station.

The accommodation is arranged over three levels and includes Four Bedrooms, Family Bathroom, Reception/Dining Room with an additional seating area to the rear of the Dining Room and fully fitted Kitchen.

Externally there is a beautiful rear Garden which extends to approximately 70' rear garden, garage and off street parking for two cars.

Sole Agent

## Key Features

- SEMI DETACHED FAMILY HOUSE
- BATHROOM
- KITCHEN/BREAKFAST ROOM
- OFF STREET PARKING FOR TWO CARS
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- BEAUTIFUL REAR GARDEN EXTENDING TO APPROX 70'
- GARAGE VIA SHARED DRIVEWAY

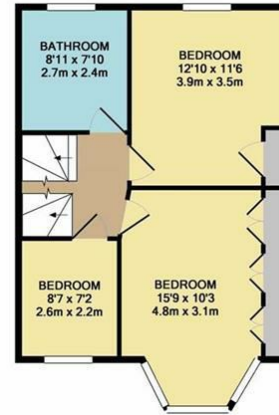
## Important Information

- **Price:** £775,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** D
- **Locaton:** Mill Hill

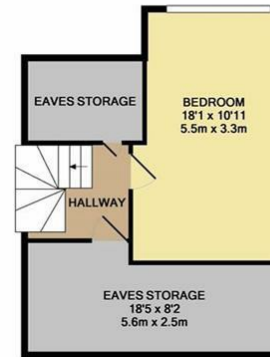
| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>84</b> |
| (69-80) <b>C</b>                            | <b>66</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



GROUND FLOOR  
APPROX. FLOOR  
AREA 716 SQ.FT.  
(66.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 558 SQ.FT.  
(47.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 424 SQ.FT.  
(39.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1648 SQ.FT. (153.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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