



**17 Hale Drive, NW7 3EL**

**£865,000**

**richard  
james**

ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)





## Property Description

An immaculately presented chain free Four Bedroom, Two Bathroom (one en-suite shower room) semi detached family house situated within close proximity of popular local schools including Mathilda Marks Kennedy and Deansbrook Junior School.

The remainder of the accommodation comprises Two Reception Rooms, Kitchen/Breakfast Room and guest Wc.

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

The property is extremely well located to be able to walk into Mill Hill Broadway with its trendy coffee shops, fashionable boutiques, places of worship and transport links, including Thameslink Station.


Council tax band - E

## Key Features

- FOUR BEDROOMS
- OFF STREET PARKING
- WALKING DISTANCE TO MILL HILL BROADWAY
- CHAIN FREE
- TWO BATHROOMS (ONE EN-SUITE)
- LANDSCAPED REAR GARDEN
- EXCELLENT CONDITION

## Important Information

- **Price:** £865,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** D
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

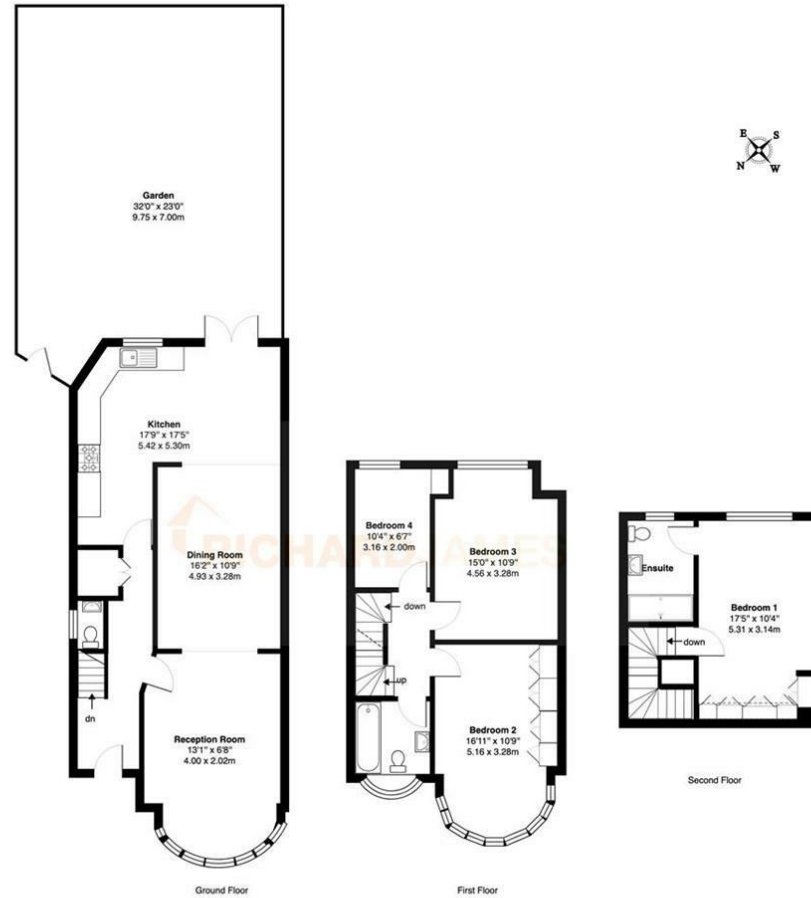
Hale Drive NW7

Total Gross Area: 1535 ft<sup>2</sup> ... 142.6 m<sup>2</sup>

Ground Floor Area: 731 ft<sup>2</sup> ... 67.9 m<sup>2</sup>

First Floor Area: 516 ft<sup>2</sup> ... 48.0 m<sup>2</sup>

Second Floor Area: 288 ft<sup>2</sup> ... 26.8 m<sup>2</sup>



All measurements are approximate and for identification guideline purposes only, not to scale. Compliant with the RICS code of measuring practice

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.

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