



12 Sandwich Close, NW7 2AX

£670,000

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ESTATE AGENTS

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Property Description

For sale with no upper chain is this well presented Four Bedroom, Two Bathroom (1 en-suite) house built by Laing Homes and situated on the ever popular Caldeu Place development.

The remainder of the accommodation comprises fully fitted Kitchen, Two Reception Rooms, Conservatory, and guest wc.

Externally there is a landscaped rear garden with side access and off street parking.

Sandwick Close is a cul de sac off Page Street within approximately a mile of Mill Hill Broadway's excellent local shopping facilities and Thameslink Station. Mill Hill Park and the open space of Arrandene are also within close proximity.


Sole Agent.

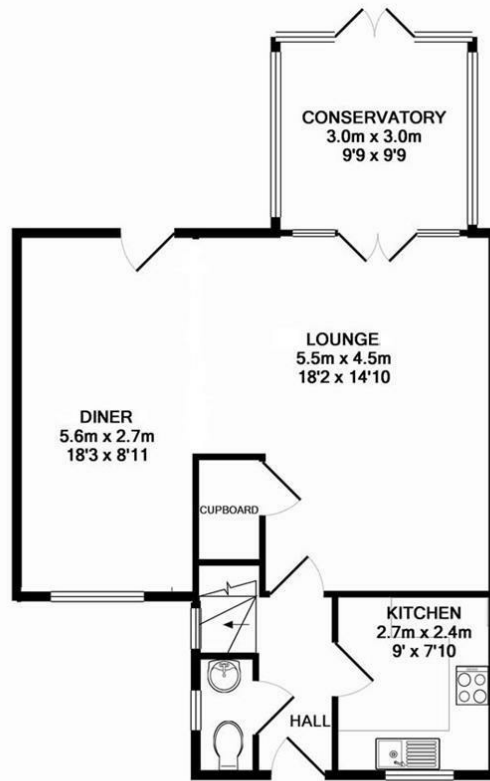
As required by The Estate Agents 1979 we would advise that one of the directors of the company is related to the owner of the property.

Key Features

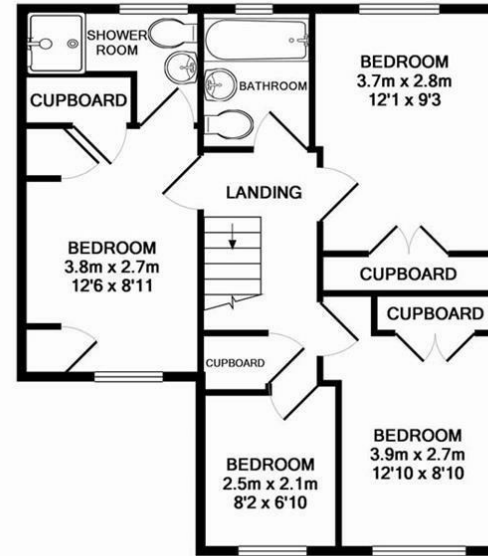
Important Information

- **Price:** £670,000
- **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) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 61.0 SQ.M.
(656 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 52.1 SQ.M.
(561 SQ.FT.)
TOTAL APPROX. FLOOR AREA 113.1 SQ.M. (1217 SQ.FT.)

KeyHPS Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyHPS please visit www.keyhps.com
(Tel: 0845 475 4166)
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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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