



42 Uphill Grove, NW7 4NJ

£1,250,000

**richard
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Property Description

A rare opportunity to purchase this detached family house situated on one of Mill Hill's premier roads, within approximately 1/2 a mile of the amenities at Mill Hill Broadway.

The house has recently been refurbished throughout and lends itself to various extensions subject to the usual necessary consents.

This lovely family home is currently arranged as Three / Four Bedrooms (one on the ground floor), Two Bathrooms (1 en-suite), double length Reception Room, Conservatory and fully fitted Kitchen/Breakfast Room.

Externally there is a mature rear Garden, Off Street Parking and Garage.


Popular local schools, including Courtland, Mill Hill County and Etz Chaim are all close by as are places of worship, Mill Hill Park

Key Features

- THREE/FOUR BEDROOMS
- DOUBLE RECEPTION ROOM
- CONSERVATORY
- OFF STREET PARKING & GARAGE
- TWO BATHROOMS (1 EN-SUITE)
- NEWLY REFURBISHED
- FULLY FITTED KITCHEN/BREAKFAST ROOM
- LANDSCAPED REAR GARDEN

Important Information

- **Price:** £1,250,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **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 	



GROUND FLOOR



1ST FLOOR

UPHILL GROVE NW7
TOTAL APPROX. FLOOR AREA 1410 SQ. FT. (131.0 SQ. M.)

Floorplans are for identification and guideline purposes only and not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by CHN Chart Limited. Made with Metropix 020718.



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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