



97 Sunnyfield, Mill Hill, NW7 4RE

£1,595,000

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james**
ESTATE AGENTS

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Property Description

Offered for sale with no upper chain is this stunning double fronted semi detached family home which has recently been extend and refurbished to the highest of specifications throughout.

This spectacular home is arranged over three floors and includes Four Bedrooms, Three Bathrooms (2 en-suite), magnificent 25'4 x 20'4 Kitchen/Living/Diner, Tv Room/Play Room, guest WC, Boot Room/Cloaks Cupboard and Utility Room.

Amenities include off street parking, underfloor heating throughout the ground floor, Shmidt Kitchen, Bosh Appliances, Media Plates for Audio visual devices in Kitchen/Family Room, 3 x Air Conditioning units, wired for CCTV/Video Entryphone System, Cat 6 wiring, large patio and landscaped rear garden.

Sunnyfield is conveniently located in this sought after turning approximately half a mile from Mill Hill Broadway's excellent shopping facilities and Thameslink Station and places of worship, Marks and Spencer and multiple gymnasiums. Mill Hill Park, Arrandene open space and various Golf courses are within easy reach as are popular schools in both state and private sectors.

Council Tax Band F

Sole Agent

Key Features

- STUNNING BRAND NEWLY REBUILT & REFURBISHED FOUR DOUBLE BEDROOM HOUSE
- TWO FURTHER RECEPTION ROOMS
- GUEST WC
- GUEST CLOAKROOM
- THREE AIR CONDITIONING UNITS
- GERMAN SHMIDT KITCHEN/FAMILY/DINING ROOM
- THREE BATHROOMS
- UTILITY ROOM
- UNDER FLOOR HEATING TO GROUND FLOOR
- LANDSCAPED REAR GARDEN

Important Information

- **Price:** £1,595,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **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	67	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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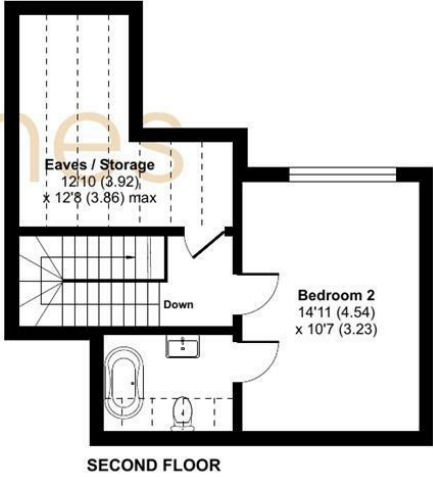
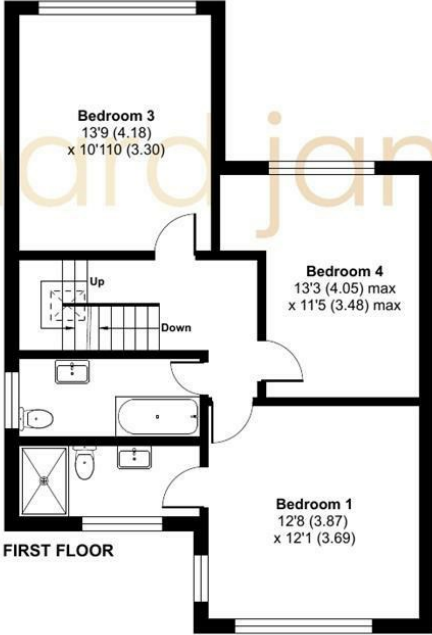




Approximate Area = 1909 sq ft / 177.3 sq m
 Limited Use Area (s) = 138 sq ft / 12.8 sq m
 Total = 2047 sq ft / 190.1 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rjcheom 2025. Produced for Richard James Estate Agents Ltd. REF: 1316797

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 will 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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