



**14 Cloister Gardens, HA8 9QL**

**£875,000**

**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

Offered in excellent condition throughout is this chain free extended and modernised Four Bedroom, Two Bathroom (one en-suite shower room) semi detached family home situated in a quiet residential road within the Eruv and close to popular local schools and faith schools and within three quarters of a mile of both Mill Hill Broadway Thameslink Station and Edgware Northern Line Station.

Having been extended and refurbished in recent years the house now provides great living space with a modern fitted Kitchen/Living/Dining Room, double Reception Room and Tv Room.

Additional benefits include guest Wc, utility room, off street parking for two cars and a landscaped rear garden with astro turfed lawn.


Council tax band E

Sole Agent

## Key Features

## Important Information

- **Price:** £875,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** C
- **Locaton:** Edgware

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</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 	



Ground Floor  
Area: 1046 sq ft ... 97.2 m<sup>2</sup>

First Floor  
Area: 636 sq ft ... 59.2 m<sup>2</sup>

Clouster Gardens HA8  
Total Gross Area: 1684 sq ft ... 156.4 m<sup>2</sup>  
Floor plans are for identification and guidance purposes only, not to scale. Copyright RICS and its member practices.

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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