



**28 Sunnyfield, NW7 4RG**  
£1,500,000 Offers Around

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ESTATE AGENTS

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## Property Description

A stunning Five Bedroom, Four Bathroom (Three en-suite) detached family home set in a sought after tree lined turning off Lawrence Street, conveniently located approximately 3/4 of a mile from Mill Hill Broadway.

The property has been skilfully extended and refurbished to an exceptionally high standard by the current owners with some rooms being air conditioned.

Accommodation includes lounge, formal dining room, study, utility room, guest wc and a stunning Kitchen/Dining/Family Room with bi folding doors leading on delightful landscaped rear garden.

Off street parking to front for three/four cars.


Sole Agent.

## Key Features

- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- OFF STREET PARKING FOR 3/4 CARS
- GUEST WC
- STUDY
- FOUR BATHROOMS (3 EN-SUITE)
- STUNNING KITCHEN/BREAKFAST ROOM
- LANDSCAPED REAR GARDEN
- UTILITY ROOM
- ENTRYPHONE SYSTEM

## Important Information

- **Price:** £1,500,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Locaton:** London

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



Total area: approx. 254.2 sq. metres (2736.7 sq. feet)

This floorplan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measures or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.  
Plan produced using PlanUp.

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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