



36 Hillside Grove, NW7 2LR

£999,950

**richard
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ESTATE AGENTS

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Property Description

A well presented detached family home located on one of the area's most sought after roads within easy reach of the open spaces of Mill Hill Park and Arrandene.

The house is arranged over two floors only and offers a great deal of extension potential subject to planning permission. Currently the accommodation comprises Four Bedrooms, Two Bathrooms (1 en-suite), Living Room, Dining Room, fully fitted Kitchen, Tv Room, and guest Wc.

Externally there is a wonderful southerly facing rear garden which extends to 112/34 m, off-street parking and Garage.

Hillside Grove is within walking distance of the amenities at Mill Hill Broadway which include the Thameslink Station. Popular local schools in both private and state sectors are close by as are various places of worship.

Sole Agent

Key Features

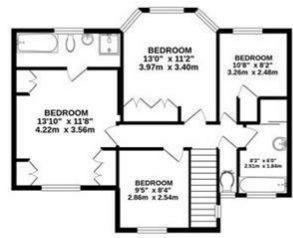
- DETACHED FAMILY HOUSE
- SCOPE FOR VARIOUS EXTENSIONS STPP
- LANDSCAPED REAR GARDEN
- SOUGHT AFTER LOCATION
- OFF STREET PARKING

Important Information

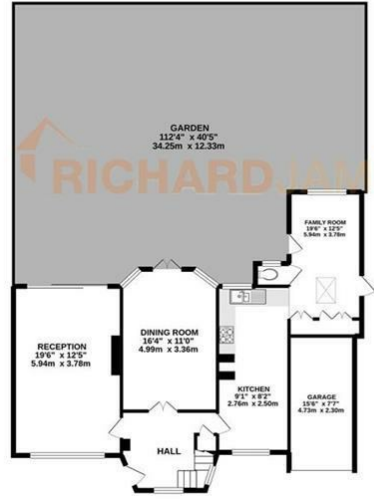
- **Price:** £999,950
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** F
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

1ST FLOOR



GROUND FLOOR



Hillside Grove, NW7

TOTAL FLOOR AREA: 1539sq. ft. (143.0 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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