



11 Copthall Gardens, NW7 2NG

£1,025,000

**richard
james**

ESTATE AGENTS

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Property Description

A well presented three bedroom, two bathroom (one en suite shower room) semi detached family house situated on a large plot in a highly sought after residential cul de sac turning off Bunns Lane and conveniently located approximately three quarters of a mile from Mill Hill Broadway, with its excellent shopping facilities and Thameslink Station and within easy access of popular local schools.


The property boasts both spacious and flexible family accommodation with benefits including, Two reception rooms, conservatory, three bedrooms, two bathroom (one en suite shower room) off street parking, utility room, guest wc, 120FT (Approx) landscaped rear garden and scope for various extensions STPP.

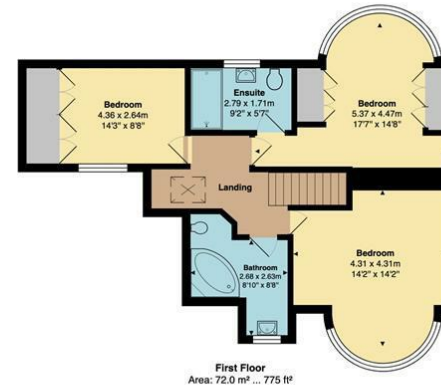
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Key Features

Important Information

- **Price:** £1,025,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Locaton:** Mill Hill

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



Total Area: 176.8 m² ... 1903 ft² (excluding garden)
All measurements are approximate and for display purposes only.

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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