



40 Worcester Crescent, NW7 4LL
£720,000 Offers In The Region Of

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ESTATE AGENTS

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Property Description

In need of cosmetic updating and affording scope to substantially extend STPP, is this Three Bedroom, Two Reception Room, semi detached family house within a few hundred metres of both Courtland Primary School and Mill Hill County High School.

Externally there is off street parking for two cars, garage and a rear garden extending to approximately 80' and backing directly onto Greenbelt land.

Worcester Crescent is approximately one mile from the numerous amenities at Mill Hill Broadway, including Thameslink Station.

Sole Agent

Key Features

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- SOUTH FACING REAR GARDEN BACKING ONTO WOODLAND
- OFF STREET PARKING FOR TWO CARS & GARAGE
- WITHIN YARDS OF MILL HILL COUNTY & COURTLAND

Important Information

- **Price:** £720,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Locaton:** Mill Hill

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

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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