



**19 Longfield Avenue, NW7 2EH**  
£750,000 Offers In The Region Of

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james**  
ESTATE AGENTS

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## Property Description

Offered for sale with no upper chain is this well presented detached family home situated in a sought after residential turning off Page Street, close to popular local schools and approximately one and a half miles from Mill Hill Broadway's shops and Thameslink Station.

The house offers scope to extend further if required and subject to consent but already provides spacious family accommodation over three floors to include Reception Room, Dining Room, fully fitted Kitchen/Breakfast Room, guest Wc, Four Bedrooms with Two Bathrooms (1 en-suite).

Amenities include secluded South facing rear Garden, integral Garage reached via block paved own drive and off street parking for 2/3 cars.


Sole Agent

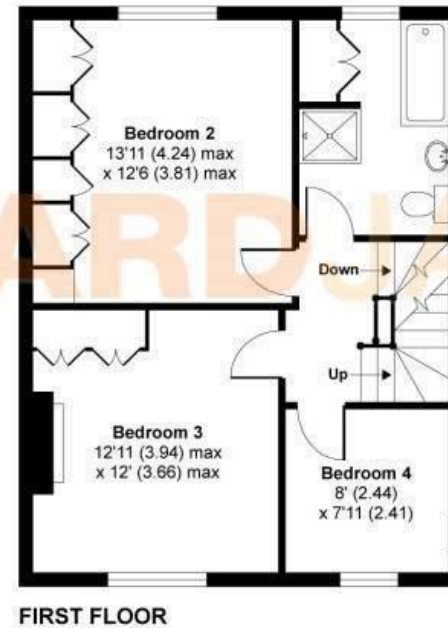
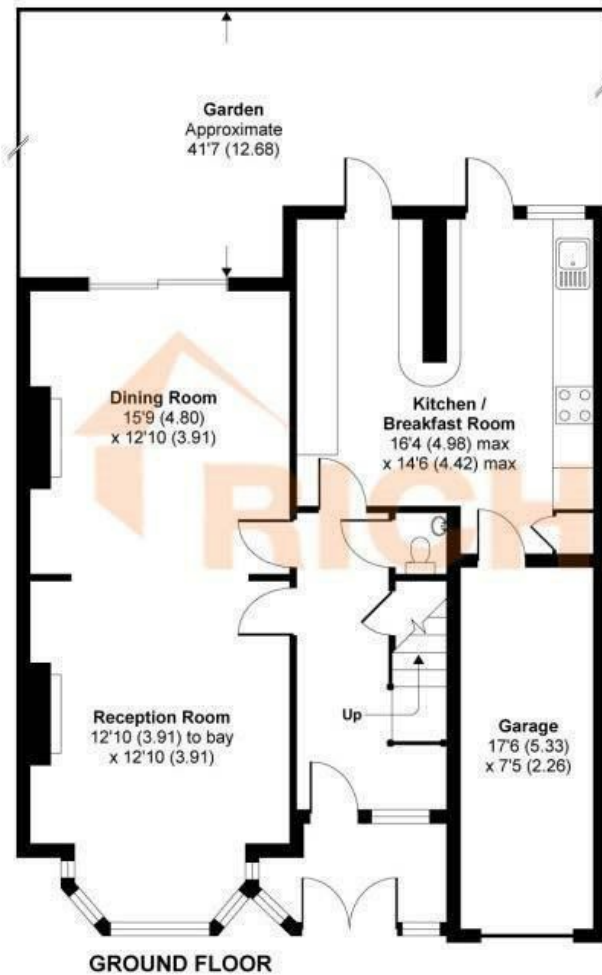
## Key Features

- FOUR BEDROOM DETACHED FAMILY HOUSE
- TWO BATHROOMS (1 EN-SUITE)
- LIVING ROOM
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- GUEST WC
- INTEGRAL GARAGE & OSP FOR 2/3 CARS
- SECLUDED SOUTH FACING REAR GARDEN

## Important Information

- **Price:** £750,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:**
- **Locaton:** Mill Hill

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 	



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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 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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