



**94 Hale Drive, NW7 3ED**

**£775,000**

**richard  
james**

ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)





## Property Description

An immaculately presented Four Bedroom, Two Bathroom (one en-suite shower room) family home within close proximity of popular local schools and Mill Hill Broadway.

Having been extended and refurbished in recent years the house offers a stunning Kitchen/Breakfast room with granite worktops and bi-fold doors opening directly onto the landscaped garden, Double Reception Room with bespoke cabinetry.

Amenities include off-street parking for two cars, Guest WC, utility room and a shared driveway.


Hale Drive is close to popular local schools including Deansbrook Junior School and Mathilda Marks Kennedy. The property is within approximately 2/3 of a mile of Mill Hill Broadway with its trendy coffee shops, fashionable boutiques, places of worship and transport links, including Thameslink Station.

## Key Features

- FOUR BEDROOMS
- STUNNING KITCHEN/BREAKFAST ROOM
- OFF STREET PARKING
- CATCHMENT FOR MATHILDA MARKS KENNEDY
- TWO BATHROOMS (1 EN-SUITE)
- DOUBLE RECEPTION ROOM
- LANDSCAPED REAR GARDEN

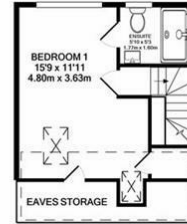
## Important Information

- **Price:** £775,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Location:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR



2ND FLOOR



1ST FLOOR

HALE DRIVE NW7  
TOTAL APPROX. FLOOR AREA 1370 SQ. FT. (127.3 SQ.M.)

Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plans supplied by CH2K Chalk Limited. Made with Metropix 6/2020



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

**richard james**

ESTATE AGENTS

T 020 8959 9191  
E enquiries@richardjames.biz  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

richardjames.biz

