



33 Goodwyn Avenue, NW7 3RJ

£1,295,000

**richard
james**

ESTATE AGENTS

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

richardjames.biz





Property Description

An immaculately presented, recently refurbished, (2247 sq ft/208.7 sq m) detached family house, arranged over three floors situated in a sought after turning, conveniently located within a stone's throw of Mill Hill's excellent shopping facilities and Thameslink Station.

The property boasts bright, spacious, modern living to include a stunning Kitchen/Living/Diner, Tv/Family Room, indulgent Principal Bedroom with en-suite Dressing Room and Bathroom, Four further Bedrooms, Family Bathroom, Utility Room and Guest Wc.


Externally there is off street parking for 2/3 cars and a landscaped rear garden.

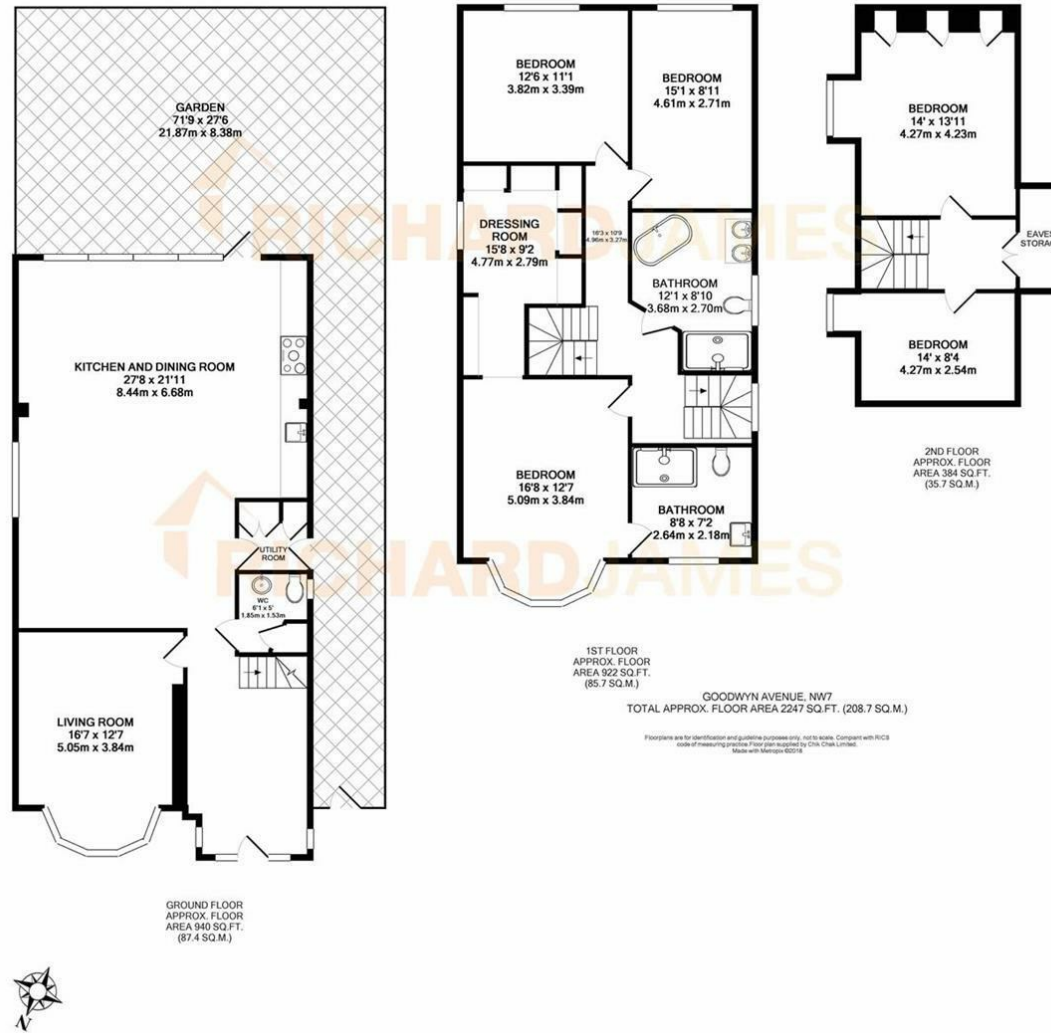
Goodwyn Avenue is close to popular local schools in both private and state sectors. These include St Martin's Preparatory School, Etz Chaim and Mathilda Marks Kennedy. The open spaces of Mill Hill Park and Arrandene are within approximately 1/3 of

Key Features

Important Information

- **Price:** £1,295,000
- **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 	



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