



28 Hale Lane, NW7 3PN

£849,950

**richard
james**

ESTATE AGENTS

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Property Description

A rarely available period family home located in the heart of Mill Hill.

Arranged over two floors only, affording ample scope for extension (STPP) this beautiful semi detached family home provides bright and spacious family living over 1576 sq ft/146.4 sq m featuring high ceilings and original features throughout.

The accommodation is arranged as Four Bedrooms, Two Bathrooms (1 en-suite), large Kitchen/Breakfast/Family Room, Reception Room, Utility Room and guest Wc. Externally there is off street parking to the front, Garage and rear Garden which extends to 70'/21.5m.


Hale Lane is close to popular local schools including Mathilda Marks Kennedy and is within a stone's throw of the amenities and transport links at Mill Hill Broadway. Places of worship and local parks are also within easy reach.

Key Features

- FOUR BEDROOMS
- KITCHEN/BREAKFAST/FAMILY ROOM
- UTILITY ROOM
- OFF STREET PARKING & GARAGE
- CLOSE TO THE BROADWAY
- TWO BATHROOMS (1 EN-SUITE)
- RECEPTION ROOM
- GUEST WC
- 70'/21.5 M GARDEN
- PERIOD FEATURES THROUGHOUT

Important Information

- **Price:** £849,950
- **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 	



GROUND FLOOR



1ST FLOOR

HALE LANE NW7
 TOTAL APPROX. FLOOR AREA 1525 SQ.FT. (146.4 SQ.M.)
 Floorplans are for identification and guidance purposes only, not to scale. Compliant with RICS code of measuring practice. If floor plans supplied by Chris Clark Limited. Based on Measure 01/12.

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.

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