



17 Weymouth Avenue, NW7 3JD

£1,395,000

**richard
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Property Description

Within a stone's throw of the amenities at Mill Hill Broadway is this pretty, link detached, Five Bedroom character family home which has been well maintained by the present owners but which could be extended and improved as necessary subject to consent.

Arranged over two floors only, 2263 sq ft/210.2 sq m, the house provides bright, versatile accommodation to include Kitchen/Breakfast Room, Two Reception Rooms, large Entrance Hall and Guest Wc.

A further area of the ground floor could provide a self contained annex/home office but is currently used as a home Gym, Study and Bathroom.

Externally there is a wonderful mature landscaped garden which extends to approximately 70 ft, car port and off street parking for several cars.

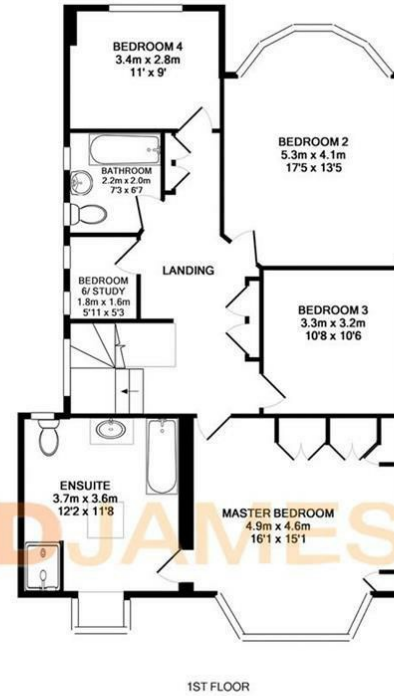
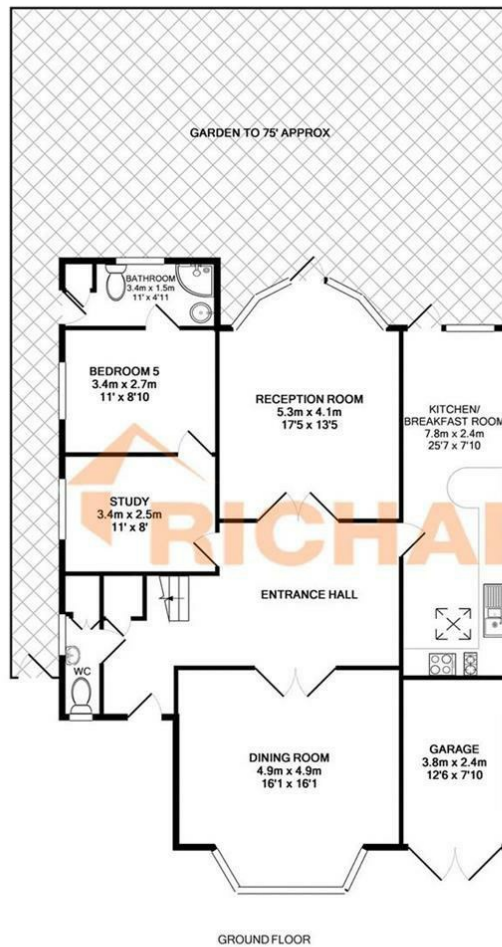
Key Features

- FIVE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- SELF CONTAINED ANNEX/HOME GYM
- OFF STREET PARKING & CARPORT
- THREE BATHROOMS (1 EN-SUITE)
- TWO RECEPTION ROOMS
- GUEST WC
- DELIGHTFUL REAR GARDEN

Important Information

- **Price:** £1,395,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** E
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 210.2 SQ.M. (2263 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 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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