



12 Maxwelton Close, NW7 3NA

£900,000

**richard
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ESTATE AGENTS

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Property Description

Offered for sale with no upper chain is this magnificent family home which has been the subject of a ground up extension and refurbishment.

Set within this popular cul de sac, a few hundred yards from Mathilda Marks Kennedy School and approximately 1/2 a mile from Mill Hill Broadway the house now affords wonderful, bright, living over 3 floors to include a stunning Kitchen/Living/Dining Room and an indulgent, air conditioned, Principal Bedroom suite with Dressing Room and Bathroom.

The remainder of the accommodation comprises Four (further) Bedrooms, Three further Bathrooms (2 en-suite), Tv/Family Room and guest Wc. Additionally there is an annex which could be attached to the house or kept separate and which offers a variety of uses including home office, space for family member to live etc.


Externally there is ample off street parking and large southerly facing rear Garden.

Key Features

- FIVE BEDROOMS
- STUNNING KITCHEN/LIVING/DINER
- DETACHED ANNEX WITH 2 ROOMS AND BATHROOM SUITABLE FOR A VARIETY OF USES
- LARGE SOUTHERLY FACING REAR GARDEN
- FIVE BATHROOMS (3 EN-SUITE)
- TV/FAMILY ROOM
- GUEST WC
- OFF STREET PARKING

Important Information

- **Price:** £900,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** C
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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 	



MAXWELTON CLOSE NW7
 TOTAL APPROX. FLOOR AREA 1507 SQ. FT. (140.0 SQ. M.)
 INCLUDING OUTBUILDING 1830 SQ. FT. (170.0 SQ. M.)
* Figures are for illustration only and do not constitute a contract. Dimensions are for information only and are not to be used for any purpose other than that of a guide. Figures are for information only and do not constitute a contract. Dimensions are for information only and are not to be used for any purpose other than that of a guide. Figures are for information only and do not constitute a contract. Dimensions are for information only and are not to be used for any purpose other than that of a guide.

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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