



9 Hale Drive, Mill Hill, NW7 3EL

£865,000

**richard
james**

ESTATE AGENTS

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Property Description

An immaculately presented Four Bedroom semi-detached house situated on the popular Hale Drive set approximately half a mile from Mill Hill Broadway's shops, cafe's, restaurants and Thameslink Station and within a few hundred yards from Matilda Marks Kennedy School.

The remaining accommodation comprises of Reception Room, Living Room a wonderful Kitchen/Dining Room, Bathroom. En-suite Shower Room and Guest Wc.

Amenities include Off Street Parking and private rear Garden.

Council tax band F

Sole Agent

Key Features

- SEMI DETACHED FAMILY HOME
- TWO BATHROOMS (1 EN-SUITE)
- TWO RECEPTION ROOMS
- OFF STREET PARKING
- CLOSE TO SHOPS AND TRANSPORT
- FOUR BEDROOMS
- LARGE KITCHEN/DINER
- GUEST WC
- REAR GARDEN

Important Information

- **Price:** £865,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** D
- **Locaton:** Mill Hill

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 65 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Hale Drive, Mill Hill, NW7

Total Gross Area: 1497 ft² ... 139.0 m² (excluding eaves storage)

| | |
|--------------|---|
| Ground Floor | Area: 659 ft ² ... 61.2 m ² |
| First Floor | Area: 505 ft ² ... 46.9 m ² |
| Second Floor | Area: 333 ft ² ... 30.9 m ² |



All measurements are approximate and for identification guideline purposes only, not to scale. Compliant with the RICS code of measuring practice.

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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