



5 Sunnyfield, NW7 4RD

£1,200,000

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Property Description

A rare opportunity to purchase this well presented detached family home in this most sought after turning off Lawrence Street.

Arranged over two floors only the house has potential to substantially extend, subject to planning permission, which would create a truly magnificent family home in the heart of Mill Hill.

The current accommodation is arranged as Three Bedrooms, Bathroom, charming Entrance Hall, Reception Room, Open Plan Kitchen/Dining Room.

Externally there is a Garage and off street parking for several cars and a wonderful secluded and mature rear Garden with a south westerly aspect and which extends to approx 81'5/24.8m with the additional benefit of a multi purpose self contained outbuilding with vaulted ceiling.

Key Features

- DETACHED FAMILY HOME
- LANDSCAPED REAR GARDEN
- GARAGE
- SCOPE FOR VARIOUS EXTENSIONS STPP
- THREE BEDROOMS
- OFF STREET PARKING
- OUTHOUSE
- GUEST WC
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER TURNING

Important Information

- **Price:** £1,200,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** C
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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	





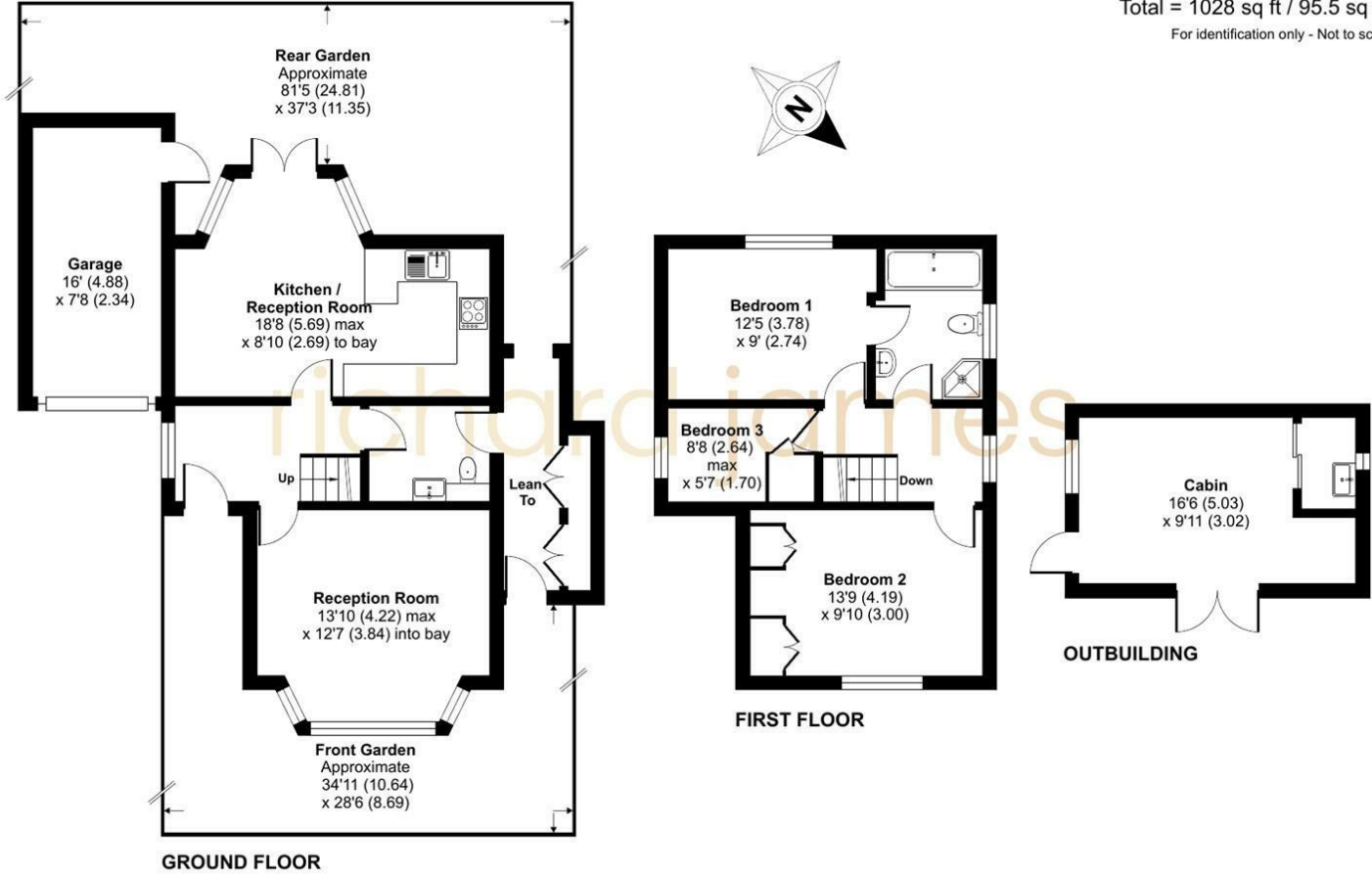


Approximate Area = 905 sq ft / 84 sq m (excludes lean to & cabin)

Garage = 123 sq ft / 11.4 sq m

Total = 1028 sq ft / 95.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1159927

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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