



20 Holmwood Grove, NW7 3DT

£825,000

**richard
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Property Description

A charming well presented Three Bedroom, semi detached family house situated within very close proximity of popular local schools including Mathilda Marks Kennedy and Deansbrook Junior School.

The remainder of the accommodation comprises triple length Reception Room, a Kitchen / Breakfast Room, porch and guest Wc.

Amenities include off street parking for three / four cars and a landscaped rear Garden with side access.

The property is extremely well located to be able to walk into Mill Hill Broadway with its trendy coffee shops, fashionable boutiques, places of worship and transport links, including Thameslink Station.


There is scope for a loft conversion subject to the necessary consent.

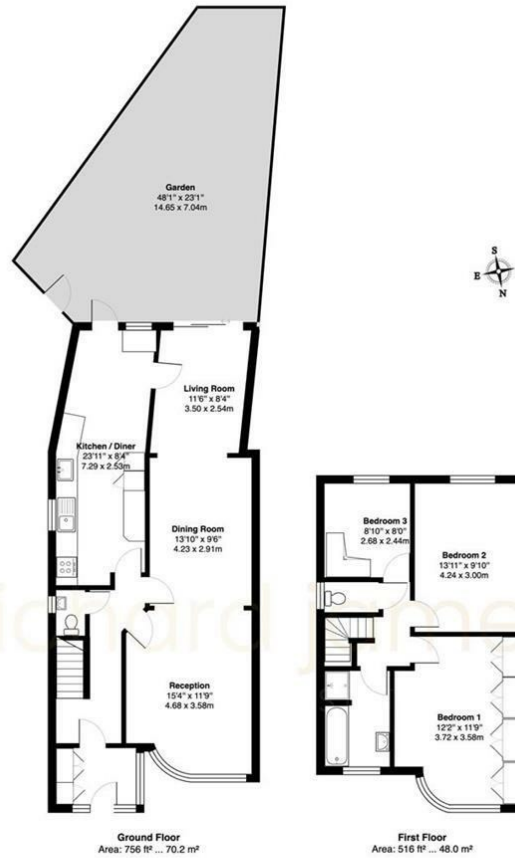
Key Features

- SEMI DETACHED FAMILY HOME
- OFF STREET PARKING FOR THREE / FOUR CARS
- GUEST WC
- LANDSCAPED REAR GARDEN WITH SIDE ACCESS
- WALKING DISTANCE TO MILL HILL BROADWAY
- SCOPE FOR A LOFT CONVERSION
- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- PORCH

Important Information

- **Price:** £825,000
- **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		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Ground Floor
Area: 756 sq ft ... 70.2 m²

First Floor
Area: 516 sq ft ... 48.0 m²

Holmwood Grove NW7
Total Gross Area: 1272 sq ft ... 118.2 m² (excluding garden)
All measurements are approximate and for identification 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 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 particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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