



**3 Stockton Gardens, NW7 3AB**

£900,000

**richard  
james**

ESTATE AGENTS

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## Property Description

A very well presented Three/Four Bedroom semi detached family home on a wide plot within a stone's throw of Courtland and Mill Hill County Schools.

The house has been extended and improved by the current owners over a number of years and is arranged over 1676 sq ft/ 155.7 sq m affording an prospective purchaser scope to extend further if necessary.

The accommodation includes Three/Four Bedrooms, family Bathroom with separate Wc, double length Reception/Dining Room, fully fitted Kitchen, large Study/Bedroom 4 with en-suite Shower Room, Conservatory, Utility area and guest Wc.

Externally there is off street parking for 2/3 cars and large southerly facing rear Garden.

Council tax band F

Sole Agent.

## Key Features

- FAMILY HOME
- OFF STREET PARKING
- CONSERVATORY
- CATCHMENT FOR COURTLANDS & MILL HILL COUNTY
- SCOPE FOR VARIOUS EXTENSIONS & LOFT CONVERSAION STPP
- FOUR BEDROOMS
- LANDSCAPED REAR GARDEN
- GUEST WC
- TWO RECEPTION ROOMS

## Important Information

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

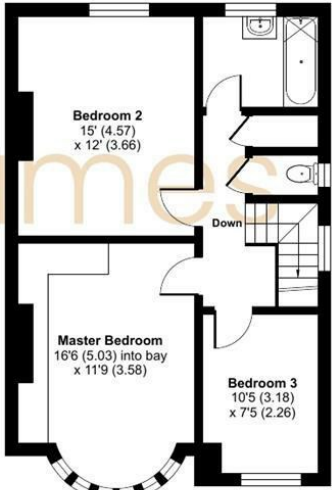
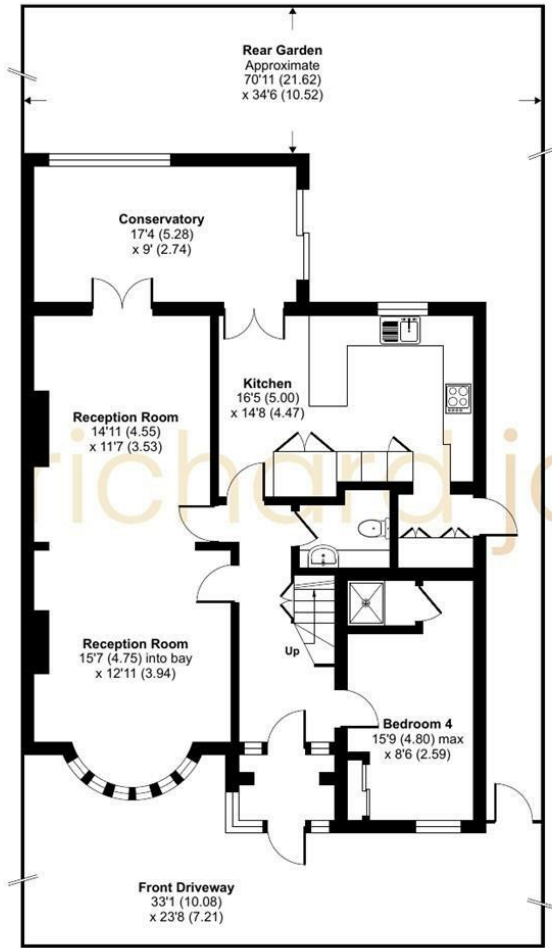






Approximate Area = 1676 sq ft / 155.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Richard James Estate Agents Ltd. REF: 1070474

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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