



Burtonhole Lane, NW7 1AZ

£1,195,000

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Property Description

SOLD by Richard James Mill Hill's Leading Estate Agent

A charming and rarely available chain free detached chalet bungalow situated in the heart of Mill Hill Village.

This wonderful family home has been well maintained and improved by the current owners and now provides versatile living space with options to include Three bedrooms, Two Bathrooms (1 en-suite), fully fitted Kitchen, Study and Two Reception Rooms.

Externally there is a beautiful secluded 75' front garden, rear garden and off street parking.


Burtonhole Lane is a quiet location close to the Totteridge Valley greenbelt land. Situated in a conservation area and within a short walk to Mill Hill East Underground Station, the property is also within close proximity to a number of highly regarded

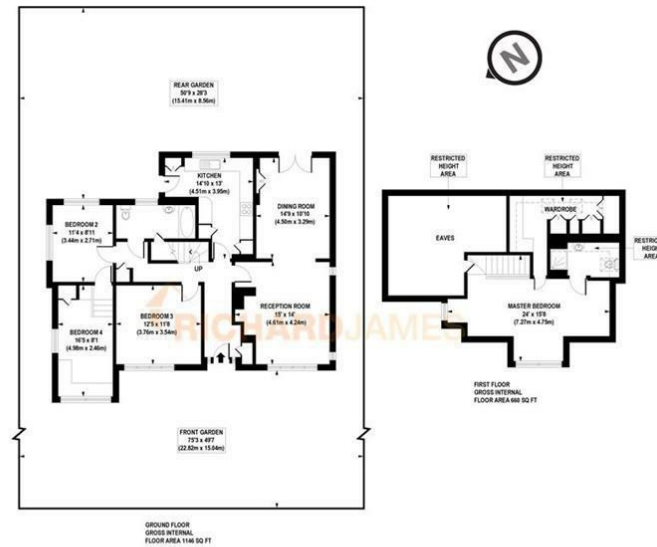
Key Features

- DETACHED CHALET BUNGALOW
- OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES
- LANDSCAPED GARDENS
- HEART OF MILL HILL VILLAGE
- CHAIN FREE

Important Information

- **Price:** £1,195,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Locaton:** Mill Hill Village

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



APPROX. GROSS INTERNAL FLOOR AREA 1806 sq. ft / 167.79 sq. m (Including Restricted Height Area & Eaves)
 APPROX. GROSS INTERNAL FLOOR AREA 1510 sq. ft / 140.27 sq. m (Excluding Restricted Height Area & Eaves)

Floorplan is for illustrative purposes only and is not to scale.
 Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
 Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CPCREATIVE
PROPERTY MARKETING

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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