



17 Colenso Drive, Mill Hill, NW7 2EY
£720,000

**richard
james**
ESTATE AGENTS

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Property Description

Offered for sale with no upper chain is this Four Bedroom, Two Bathroom (one en-suite shower room) family house located on this sought after development off Bunns Lane and conveniently located approximately three quarters of a mile from Mill Hill Broadway's excellent local shopping facilities and Thameslink Station.

Offering scope to extend into the Garage, if necessary, the house comprises fully fitted Kitchen, Reception Room and Guest Wc.

Externally there is off street parking for 2/3 cars and pretty rear Garden.

Council Tax Band F

Sole Agent

Key Features

- SEMI DETACHED FAMILY HOME
- TWO BATHROOMS (1 EN-SUITE)
- RECEPTION ROOM
- SCOPE TO EXTEND STPP
- GARAGE/OFF STREET PARKING
- FOUR BEDROOMS
- FITTED KITCHEN
- GUEST WC
- CHAIN FREE
- WITHIN APPROX 3/4 MILE OF THE BROADWAY

Important Information

- **Price:** £720,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	









Total Gross Area: 1162 ft² ... 108.0 m² (Including Garage)
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 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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