



17 Westfield Road, NW7 3BJ

£725,000

**richard
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ESTATE AGENTS

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Property Description

Offered for sale with no upper chain in this popular tree lined turning is this wonderful 3 Bedroom family home with tremendous potential to extend stpp.

The ground floor boasts a bright entrance hallway, well proportioned Kitchen, 2 Reception Rooms with Bedroom and guest Wc.

On the first floor there are Two double Bedrooms and large family Bathroom.

Externally there is off street parking, Garage and rear Garden.

Westfield Road is within very close proximity of Courtland, Mill Hill County and The Fairway schools. The amenities of Mill Hill Broadway and various transport routes are also close by.

Sole Agent

Key Features



Important Information

- **Price:** £725,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	65	
(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	

Westfield Road, NW7

Total Gross Internal Area: 1355 sq ft ... 125.9 m² (excluding area in eaves storage)

Ground Floor= Area: 823 sq ft ... 76.4 m²

First Floor = Area: 532 sq ft ... 49.5 m²

Reduce headroom/Eaves Storage = Area 44ft...4.1 m



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 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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