



47 Hale Drive, NW7 3EL

£810,000

**richard
james**

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Property Description

A well presented Four Bedroom, Two Bathroom (1 en-suite) semi detached family house situated within close proximity of popular local schools including Mathilda Marks Kennedy and Deansbrook Junior School.

The accommodation provides wonderful open plan family style accommodation which incorporates a 29' through Reception/Dining Room and a Kitchen/Breakfast Room both leading onto the garden.

Amenities include off street parking, and secluded rear Garden.

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.

Viewing is strongly recommended.

Sole Agent

Key Features

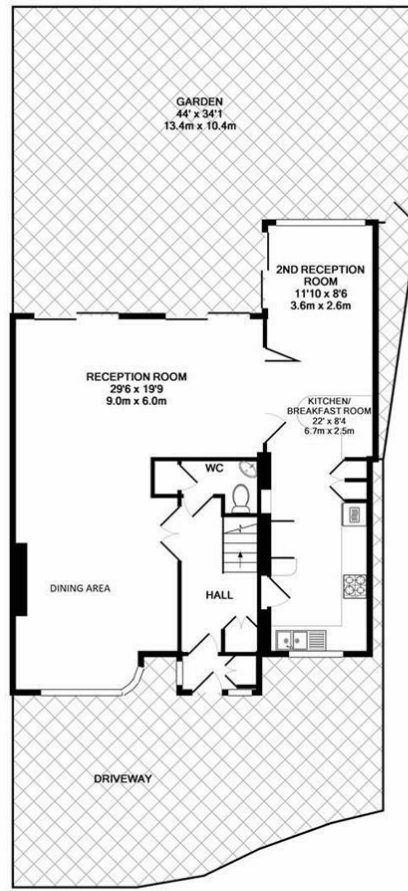
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- OFF STREET PARKING
- CLOSE TO TRANSPORT AND POPULAR LOCAL SCHOOLS
- TWO BATHROOMS (1 EN-SUITE)
- KITCHEN/BREAKFAST ROOM
- SECLUDED REAR GARDEN



Important Information

- **Price:** £810,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Locaton:** London

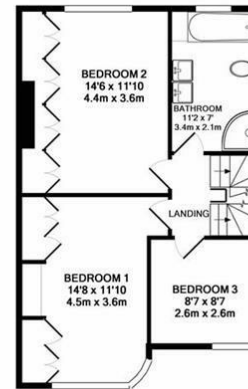
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



2ND FLOOR



1ST FLOOR

HALE DRIVE NW7
TOTAL APPROX. FLOOR AREA 1638 SQ.FT. (152.2 SQ.M.)

Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by CHL, Chalk Limited. Made with Metropix ©2017



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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