



15 Delamere Gardens, NW7 3EA

£789,950

**richard
james**

ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz





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 29'8 through Reception/Dining Room and a 19'11 Kitchen/Breakfast Room leading onto the garden. There are three Bedrooms and a family bathroom on the first floor, with stairs leading up to an 17'10 Master Bedroom with En Suite Shower Room.

Amenities include off street parking for two cars, and a good size 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.

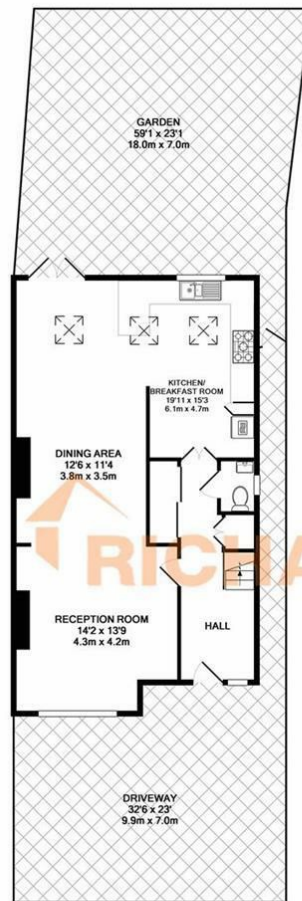
Key Features

- SEMI DETACHED FAMILY HOME
- THREE FURTHER BEDROOMS
- 19'11 KITCHEN/BREAKFAST ROOM
- OFF STREET PARKING FOR TWO CARS
- CLOSE TO MMK PRIMARTY SCHOOL AND THE BROADWAY
- MASTER BEDROOM SUITE (EN-SUITE SHOWER ROOM)
- FAMILY BATHROOM
- 29'8 DOUBLE THROUGH RECEPTION ROOM
- DELIGHTFUL REAR GARDEN

Important Information

- **Price:** £789,950
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Locaton:** Mill Hill

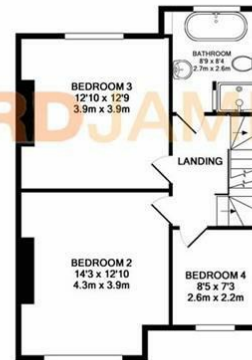
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR



2ND FLOOR



1ST FLOOR

DELAMERE GARDENS NW7
TOTAL APPROX. FLOOR AREA 1672 SQ.FT. (155.3 SQ.M.)

Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by Chris Cook Limited. Made with Metropix Q2018



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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