



28 Fernside Avenue, Mill Hill, NW7 3AY

£925,000

**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 stunning 2048 sq ft/190.3 sq m, semi-detached family house situated in a popular residential turning situated within close proximity of both Courtland and Mill Hill County schools and approximately 1 mile from the numerous amenities at Mill Hill Broadway including the Thameslink Station and various places of worship.

Having been extended and recently refurbished the property now offers bright, well planned, accommodation over three floors to include a Master Bedroom suite with en-suite Shower Room with built in air conditioning, Three further bedrooms, two further bathrooms, stunning open plan 28' x 20' (8.54m x 6.06m) Kitchen/Living/Dining Room, further Reception Room, Office and Guest wc.

Externally there is a fabulous landscaped rear garden and off street parking for three cars.

Council Tax Band F

Sole Agent



Key Features

- SEMI DETACHED FAMILY HOME
- TWO BATHROOMS (ONE EN-SUITE)
- GUEST WC
- FURTHER RECEPTION ROOM
- OFF STREET PARKING FOR THREE CARS
- FOUR BEDROOMS
- STUNNING OPEN PLAN KITCHEN/LIVING/DINER
- BUILT IN AIR CONDITIONING
- OFFICE
- CLOSE TO POPULAR LOCAL SCHOOLS INCLUDING COURTLAND AND MILL HILL COUNTY

Important Information

- **Price:** £925,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** D
- **Location:** London

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 82 |
| (69-80) | C | | |
| (55-68) | D | 65 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |









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.

richard james
ESTATE AGENTS

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

richardjames.biz

