



2 Chantry Close, NW7 4HZ

£1,200,000

**richard
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ESTATE AGENTS

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Property Description

A well presented detached family home over two floors only (2804.55 sq ft/260.55 sq m) located on a quiet cul de sac, off Hendon Wood Lane, made up of only 3 houses.

The property offers versatile and spacious entertainment and living accommodation comprising Five bedrooms, Three Bathrooms (2 en-suite), Three Reception Rooms, Utility Room and Guest Wc.

Benefits include double width integral Garage, off street parking and landscaped rear Garden.

Hendon Wood Lane is set amongst rolling greenbelt countryside within close proximity of Arkley and Totteridge yet within easy reach of London. Arkley is within 5 miles of both the M1 and M25 motorways providing easy access to all of Londons airports. A wide range of schools including Haberdashers Askes, Lochinver, Mill Hill, Aldenham, Belmont and Queen Elizabeths provide top class education in the area.


Sole Agent

Key Features

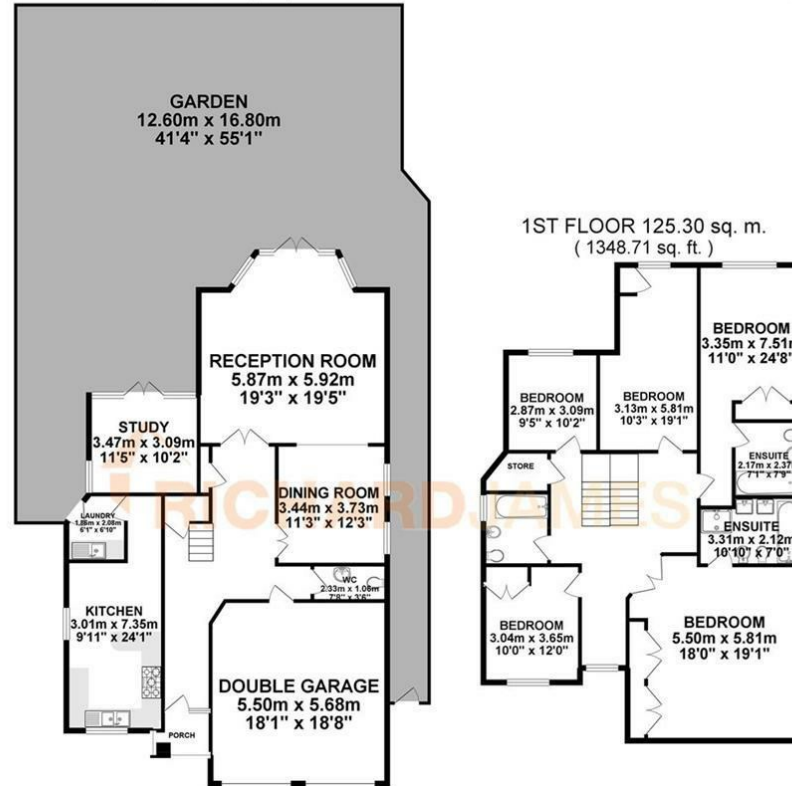
- FIVE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- DINING ROOM
- UTILITY ROOM
- DOUBLE WIDTH INTEGRAL GARAGE
- THREE BATHROOMS (2 EN-SUITE)
- RECEPTION ROOM
- STUDY
- GUEST WC
- LANDSCAPED REAR GARDEN

Important Information

- **Price:** £1,200,000
- **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 135.25 sq. m.
(1455.84 sq. ft.)



TOTAL FLOOR AREA : 260.55 sq. m. (2804.55 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 6/2019

chantry close nw7

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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