



6 Marsh Close, NW7 4NY

£1,650,000

**richard
james**

ESTATE AGENTS

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Property Description

An immaculately presented double fronted detached family home located in a peaceful sought after cul de sac, providing generous family accommodation over three floors.

The house has been extensively refurbished within the last few years and now provides bright, well-planned living and includes a magnificent Principal Bedroom Suite with en-suite Shower Room and Dressing room, a stunning Kitchen/Living/Diner with bi-fold doors leading onto the landscaped Garden.

The remainder of the house comprises Three Bedrooms, Two Bathrooms (one en-suite), Living Room, Tv/Family Room, Utility Room, and Guest Wc.


Externally there is a driveway to the front of the property affording ample off-street parking and a south facing landscaped rear garden which is astro turfed.

Key Features

- DETACHED FAMILY HOUSE
- FOUR BEDROOMS
- STUNNING AND VERSATILE GROUND FLOOR ACCOMMODATION
- OFF STREET PARKING
- SOUGHT AFTER CUL DE SAC LOCATION
- THREE BATHROOMS (2 EN-SUITE)
- TV/FAMILY ROOM
- SOUTH FACING REAR GARDEN

Important Information

- **Price:** £1,650,000
- **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 	

Marsh Close NW7



All measurements and areas are approximate only. Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact. See Professional Surveyors Ltd.

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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