



153 Hale Drive, NW7 3EJ

£870,000

**richard
james**

ESTATE AGENTS

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Property Description

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

The remainder of the accommodation comprises Two Reception Rooms, Kitchen and guest Wc and there is scope to extend to the rear (stpp)

Amenities include off street parking for two cars and a 95ft approx south facing landscaped 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.


Council tax band - E

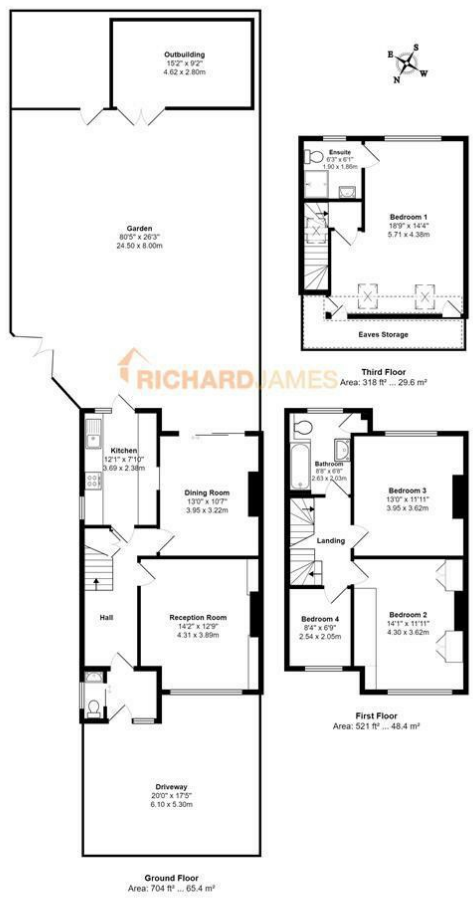
Key Features

- FOUR BEDROOMS
- OFF STREET PARKING
- EXCELLENT CONDITION THROUGHOUT
- POTENTIAL TO EXTEND FURTHER (STPP)
- TWO BATHROOMS (ONE EN SUITE)
- SOUTH FACING LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENITIES

Important Information

- **Price:** £870,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Locaton:** Mill Hill

| 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  | |



RICHARD JAMES
Third Floor
Area: 318 sq ft ... 29.6 m²

First Floor
Area: 521 sq ft ... 48.4 m²

Ground Floor
Area: 704 sq ft ... 65.4 m²

153 Hale Drive NW7
Total Area: 1404 sq ft ... 130.5 m² (Excludes Eaves Storage & Outbuilding)
All measurements are approximate and for display purposes only.

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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