



8 Rudyard Grove, Mill Hill, NW7 3EG

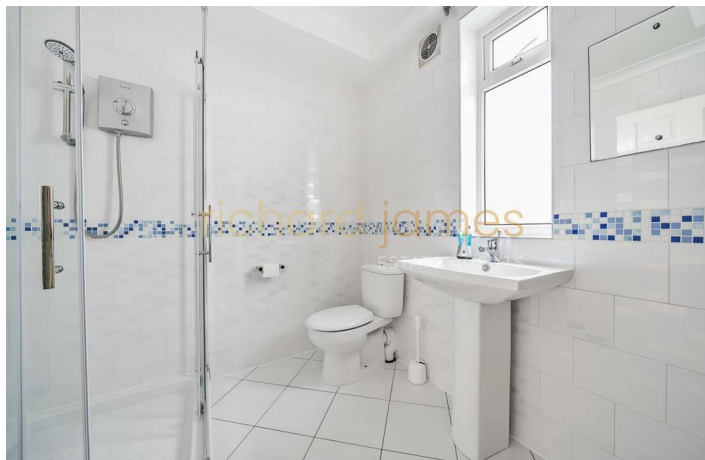
£700,000

**richard
james**

ESTATE AGENTS

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Property Description

A well presented Three Bedroom semi detached family home situated in a popular turning within easy reach of popular local schools and transport links.

The ground floor has been extended to provide a fully fitted open plan Kitchen/Diner, double length Reception Room and Shower Room/guest Wc. To the first floor there are Three Bedrooms and a family Bathroom.

Externally there is off street parking for 2 cars, Garage and west facing landscaped rear Garden.

There is scope for a loft conversion stpp.

Rudyard Grove is within easy reach of Mill Hill Broadway and is also within approximately a mile of Edgware Station. Popular local schools, shopping and transport amenities are within easy reach and the house is located within an Eruv.

Council Tax Band E

Sole Agent



Key Features

- SEMI DETACHED FAMILY HOME
- FAMILY BATHROOM
- GROUND FLOOR SHOWER ROOM/GUEST WC
- OFF STREET PARKING FOR 2 CARS
- GARAGE
- THREE BEDROOMS
- FULLY FITTED KITCHEN/DINER
- RECEPTION/DINING ROOM
- WEST FACING REAR GARDEN
- SCOPE FOR A LOFT CONVERSION STPP

Important Information

- **Price:** £700,000
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** C
- **Locaton:** London

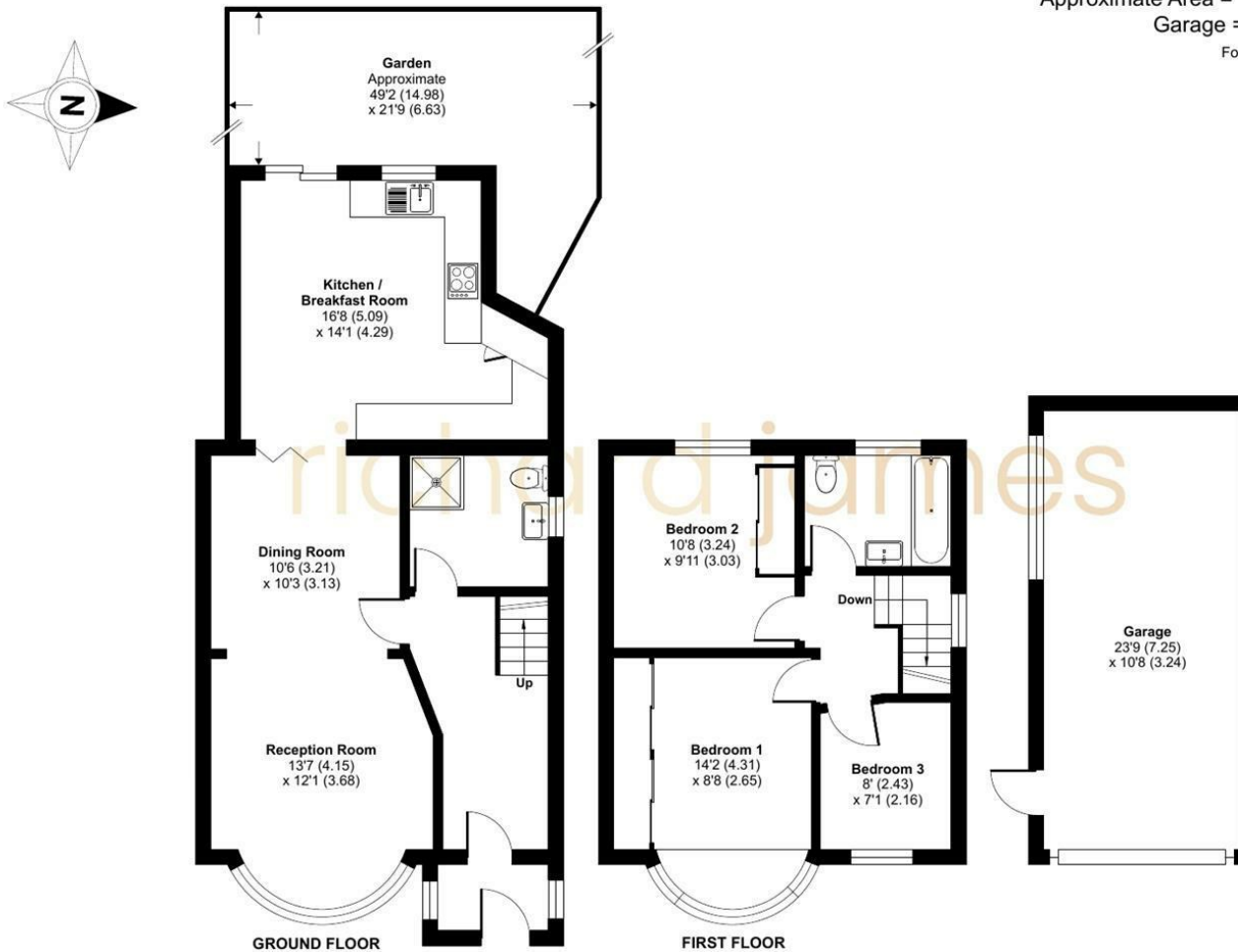
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







Approximate Area = 1073 sq ft / 99.6 sq m
Garage = 253 sq ft / 23.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1138085

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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