



177 Hale Drive, Mill Hill, NW7 3EH

£625,000

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james**
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Property Description

A well presented Two/Three Double Bedroom, Two Bathroom (1 en-suite) chalet style bungalow situated in a popular residential turning between Hale Lane and Deans Lane, close to local schools and approximately 0.8 of a mile from Mill Hill Broadway's shopping facilities and Thameslink Station.

On the ground floor the property benefits from a spacious Reception room, Two bedrooms Family bathroom and a bright open plan kitchen breakfast with direct access onto a well maintained rear garden.

The first floor boasts a master bedroom suite with an en-suite bathroom and there is potential for extension on the ground floor and loft (stpp)

Further benefits include a south facing garden, garage and off street parking for two cars.

Key Features

- CHALET BUNGALOW
- TWO/THREE DOUBLE BEDROOMS
- KITCHEN/DINER
- RECEPTION ROOM
- DINING ROOM (PREVIOUSLY USED AS BEDROOM THREE)
- 2 BATHROOMS (1 EN-SUITE)
- SOUTH FACING MATURE GARDEN BACKING ONTO NATURE RESERVE
- OFF STREET PARKING
- GARAGE
- APPROX 0.8 MILE TO THE BROADWAY

Important Information

- **Price:** £625,000
- **Tenure:** Freehold
- **Council Tax Band:** D
- **EPC:** E
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

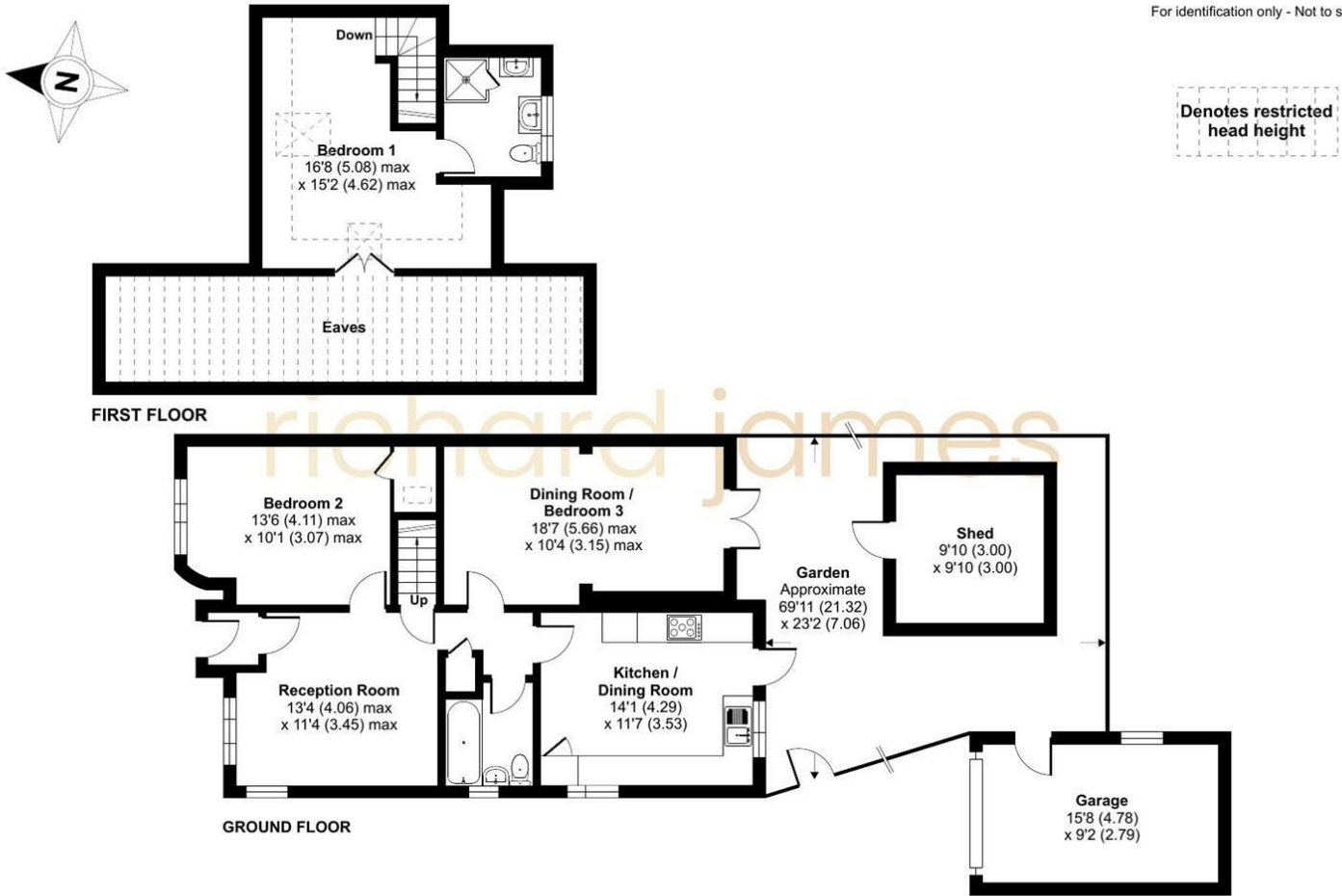


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Total = 1424 sq ft / 132.2 sq m (includes garage & excludes shed)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1204546

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 will 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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