



**1 Colebrook Close, NW7 1GJ**

£649,950

**richard  
james**

ESTATE AGENTS

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## Property Description

An exceptionally well presented Four Bedroom, Three Bathroom (2 en-suite) semi-detached house, arranged over three floors and situated on the modern Lidbury Square development conveniently located for Waitrose Supermarket, Virgin Active Health Club and Mill Hill East Northern Line Tube Station.

The house is offered in excellent decorative order throughout and benefits include Two Reception Rooms, newly fitted Kitchen/Breakfast room, guest wc, landscaped rear garden, attached garage via own driveway and off street parking.


Sole Agent

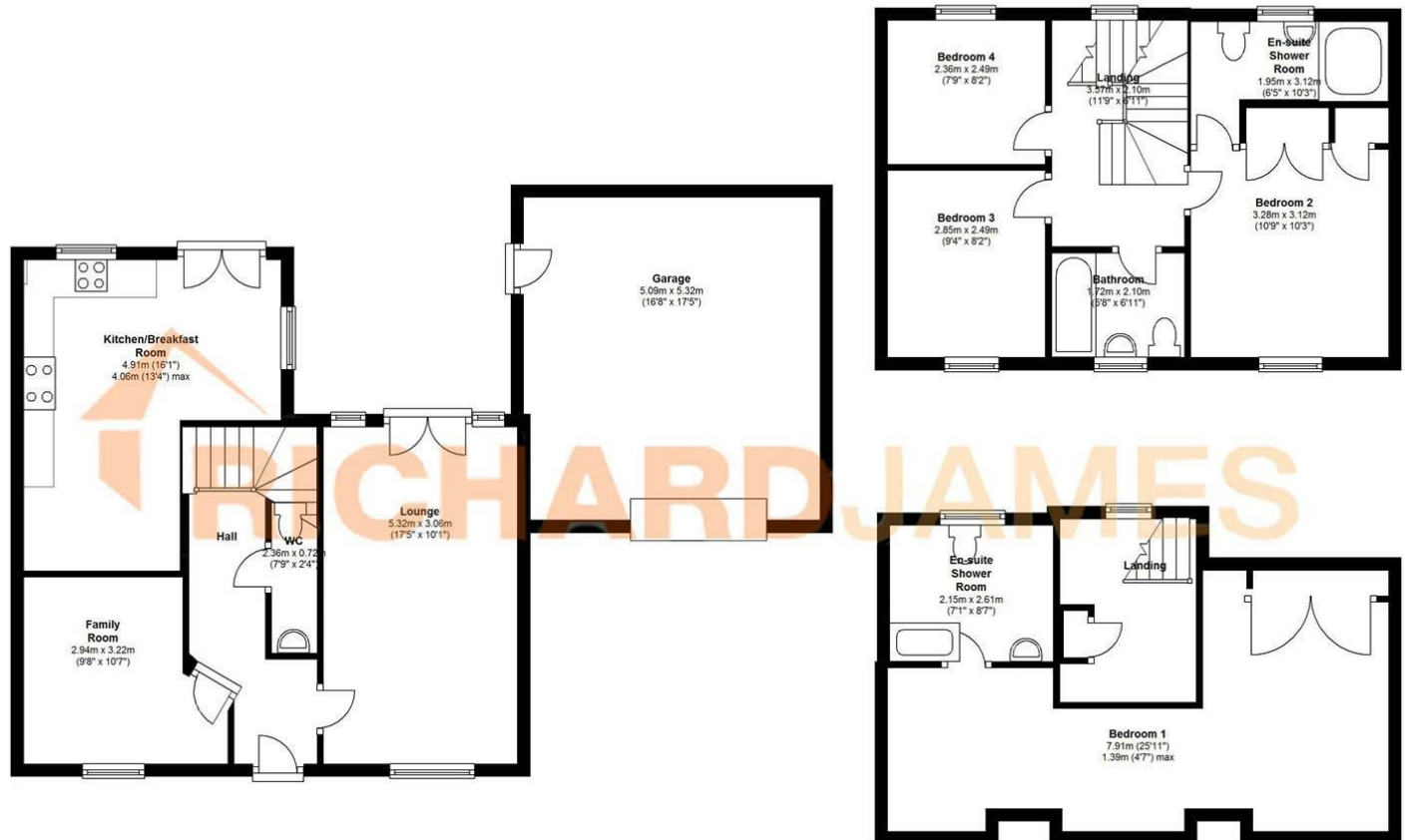
## Key Features

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- GARAGE & PARKING
- THREE BATHROOMS (2 EN-SUITE)
- KITCHEN/BREAKFAST ROOM
- CLOSE TO MILL HILL EAST STATION

## Important Information

- **Price:** £649,950
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Locaton:** London

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



Total area: approx. 174.9 sq. metres (1882.2 sq. feet)

Every attempt is made to ensure the accuracy of this plan but all measures are approximate and for illustrative purpose only. No responsibility can be taken for any errors.  
Plan produced using PlanUp.

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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