



**5 Hillview Road, NW7 1AJ**

**£879,950**

**richard  
james**

ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)





## Property Description

A Three/Four Bedroom semi-detached house in a sought after location within the boundaries of Mill Hill Village benefiting from a large south facing garden with an outhouse.

The house has been extended and includes a modern Kitchen/Diner Family Room, Second Reception Room and an office/study at the end of the garden..

Hillview Road is a cul de sac close to a Nature Reserve with country walks leading through to Totteridge and situated within approximately 1/2 a mile of the numerous schools and amenities of Mill Hill East, including Waitrose and Virgin Active Gym.

Sole Agent.

## Key Features

- THREE/FOUR BEDROOMS
- TWO BATHROOMS (ONE EN-SUITE)
- LARGE SOUTH FACING REAR GARDEN
- TWO RECEPTION ROOMS
- KITCHEN/DINER
- GUEST WC AND UTILITY ROOM



## Important Information

- **Price:** £879,950
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** E
- **Locaton:** Mill Hill Village

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>51</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



This floorplan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measures or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. 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.

**richard james**  
ESTATE AGENTS

T 020 8959 9191  
E enquiries@richardjames.biz  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

richardjames.biz

