



**63 Hale Grove Gardens, Mill Hill, NW7 3LT**

**£735,000**

**richard  
james**

ESTATE AGENTS

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## Property Description

A well presented three bedroom family home, ideally located within walking distance of Mill Hill Broadway and its excellent transport links, shops, cafés and restaurants.

The property offers bright and well proportioned accommodation including a double reception room, providing excellent living and entertaining space, together with a fitted kitchen and the added convenience of a guest WC.

Upstairs comprises three bedrooms and a modern family bathroom.

Externally, the property benefits from a south west facing rear garden, ideal for afternoon and evening sun, featuring a covered outdoor kitchen area complete with patio heaters – perfect for year round entertaining. Additional benefits include side access.

There is scope to extend and potential for a loft conversion (subject to the necessary planning permissions), offering excellent opportunity to further enhance and enlarge the home.

Situated within walking distance of Mill Hill Broadway Thameslink Station and the wide range of shops and restaurants on Mill Hill Broadway, and located within the catchment area for highly regarded local schools including Mathilda Marks-Kennedy Jewish Primary School.

Council Tax Band E.

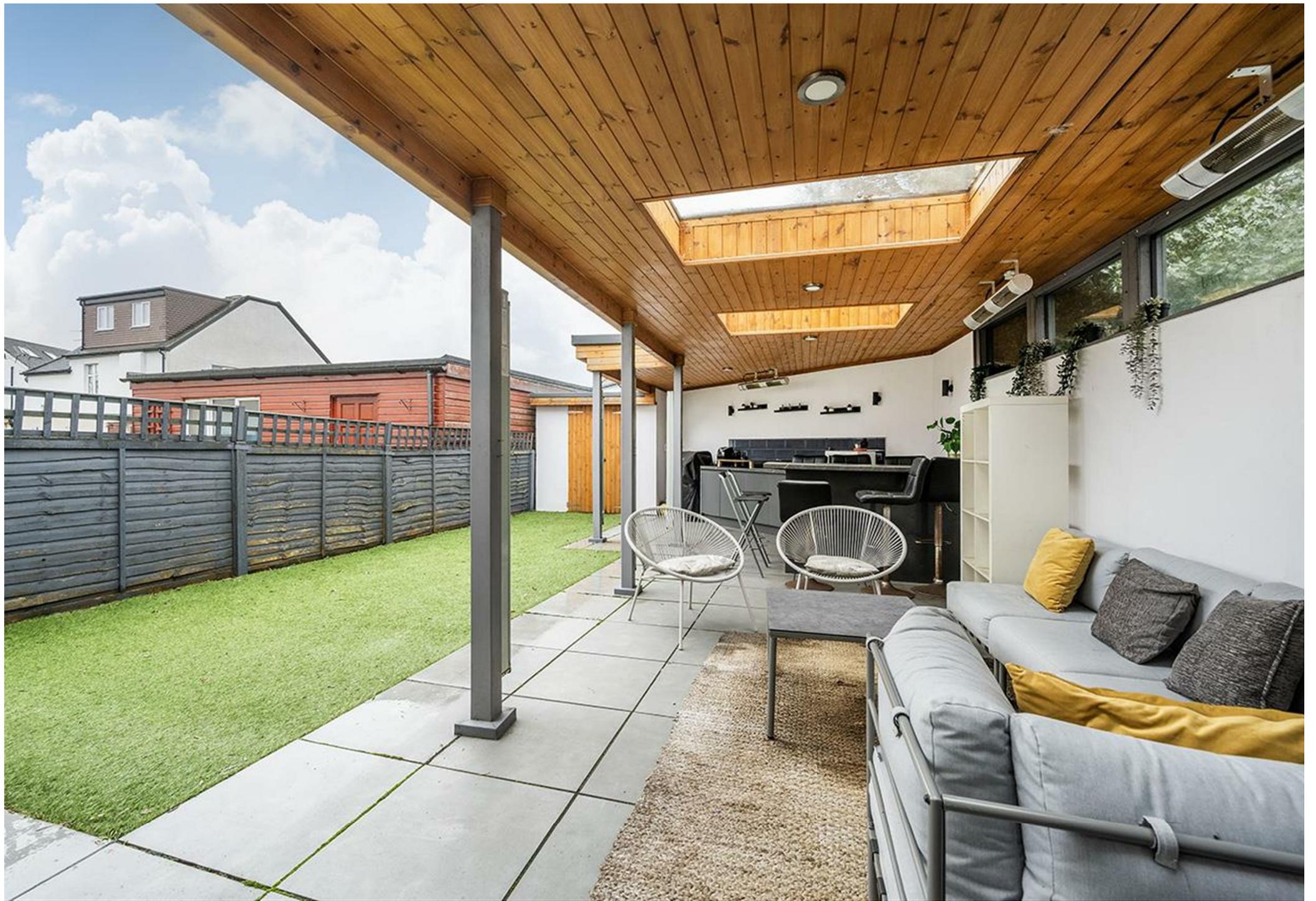
## Key Features

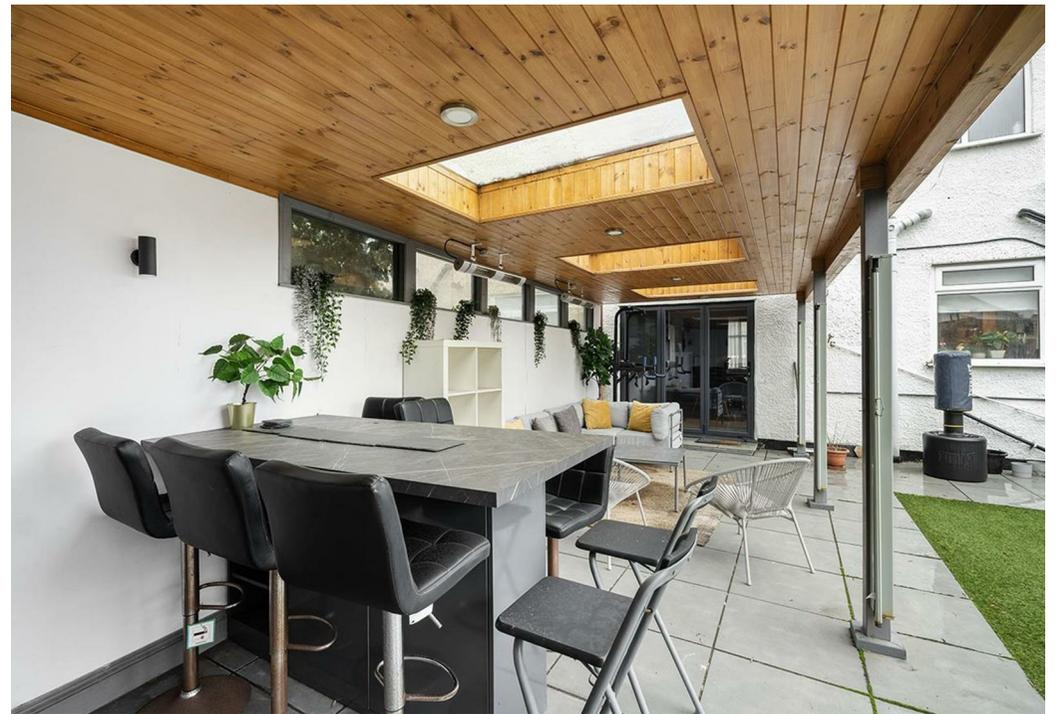
- THREE BEDROOM FAMILY HOUSE
- GUEST WC
- SCOPE FOR VARIOUS EXTENSION STPP
- MODERN FAMILY BATHROOM
- OUTDOOR COVERED KITCHEN AREA WITH PATIO HEATERS
- SIDE ACCESS
- DOUBLE RECEPTION ROOM
- WALKING DISTANCE TO MILL HILL BROADWAY
- SOUTHWEST FACING REAR GARDEN

## Important Information

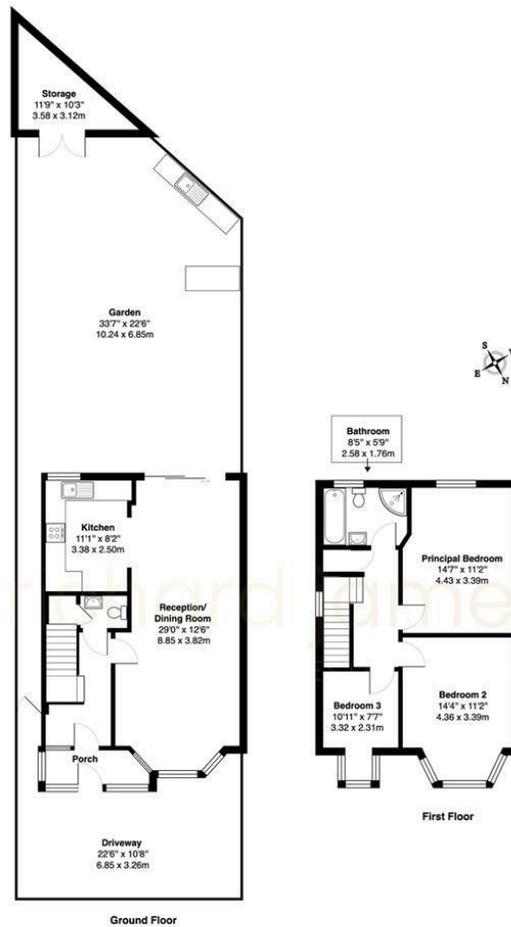
- **Price:** £735,000
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** D
- **Location:** London

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	









Ground Floor

First Floor

Hale Grove Gardens NW7

Total Gross Area: 1119 ft<sup>2</sup> ... 104.0 m<sup>2</sup>  
All measurements are approximate and for identification purposes only, not to scale. Compliant with the RICS code of measuring practice.

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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