



13 Cophall Gardens, NW7 2NG

£899,950

**richard
james**

ESTATE AGENTS

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Property Description

A rare opportunity to purchase this well presented Four bedroom, a semi-detached family house situated in a highly sought-after residential cul de sac turning off Bunns Lane and within approximately a mile of the numerous amenities at Mill Hill Broadway including the Thameslink Station, Marks and Spencer and Anytime Fitness Gym. The open spaces of Mill Hill Park and Arrandene are also within proximity as are various highly regarded schools in both private and state sectors.

The property boasts both spacious and flexible family accommodation with benefits including, double reception rooms, four bedrooms, an integral garage, off-street parking, a guest WC, a stunning east facing landscaped rear garden and scope for various extensions STPP.

Council tax band F

Sole Agent

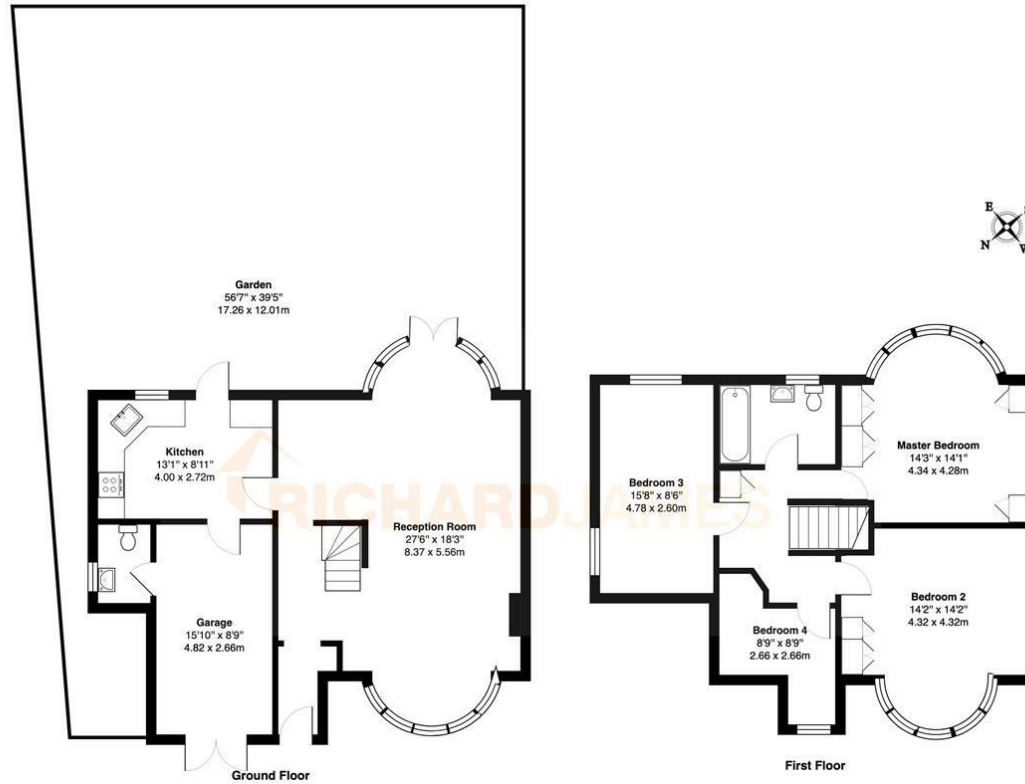
Key Features

- CUL DE SAC LOCATION
- STUNNING LANDSCAPED GARDEN
- SCOPE FOR VARIOUS EXTENSIONS STPP
- OFF STREET PARKING
- INTEGRAL GARAGE
- CLOSE TO LOCAL AMENITIES

Important Information

- **Price:** £899,950
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:** E
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Copthall Gardens NW7

Total Gross Area: 1455 ft² ... 135.2 m² (excluding garden)

All measurements are approximate and for identification guideline 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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