



21 Glenwood Road, NW7 4LH

£1,050,000

**richard
james**

ESTATE AGENTS

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

richardjames.biz





Property Description

A well presented Four Bedroom, Two Bathroom (1 en-suite) semi detached family house offered in good condition throughout, situated in a sought after turning off Marsh Lane and within the catchment for sought after local schools, including Courtland and Mill Hill County and approximately 1 mile from Mill Hill Broadway's shopping facilities and Thameslink Station.

The property offers flexible entertaining areas and includes double length Reception Room, fully fitted Kitchen, Tv/Family Room, Dining Room and guest Wc.

Benefits include off street parking, integral Garage and approximately 77/23.6m rear Garden.

Council tax band E

Sole Agent.

Key Features

- FOUR BEDROOMS
- DOUBLE LENGTH RECEPTION ROOM
- KITCHEN/DINING ROOM
- APPROX 77' SOUTH WESTERLY FACING REAR GARDEN
- CLOSE TO COURTLAND AND MILL HILL COUNTY
- TWO BATHROOMS (1 EN-SUITE)
- TV/FAMILY ROOM
- GUEST WC
- OFF STEET PARKING AND INTEGRAL GARAGE

Important Information

- **Price:** £1,050,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Glenwood Road NW7
 Total Gross Area: 1579 sq. ft. = 146.7 sqm
 Ground Floor Area: 828 sq. ft. = 76.2 sqm
 First Floor Area: 651 sq. ft. = 60.5 sqm



These plans are for illustration only and should not be relied upon for any purpose. They are not intended to be used for any other purpose.

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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