



1 Sebergham Grove, NW7 2AU

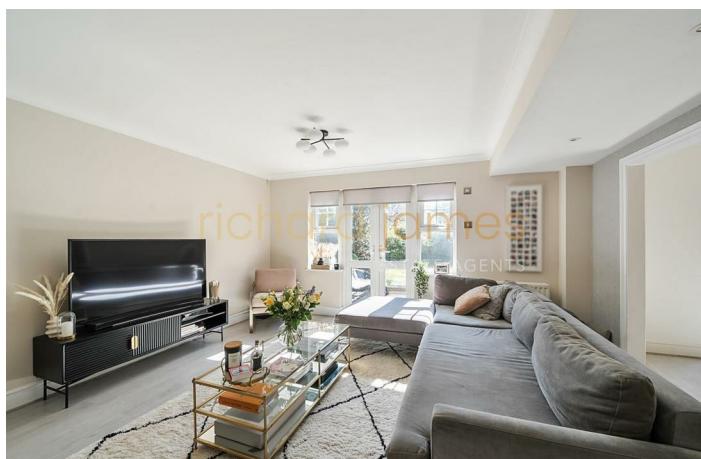
£750,000

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ESTATE AGENTS

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Property Description

Situated within the sought-after Caldew Place development, this superb four-bedroom, two-bathroom (including en suite) semi-detached family home is presented in excellent decorative condition throughout.

Recently refurbished to a high standard, the property offers a stylish and spacious layout ideal for modern family living. The ground floor features a bright and welcoming reception room, a separate dining room, a contemporary fitted kitchen, a utility room, and a guest WC.

On the first floor, there are four bedrooms, including a principal bedroom with private en suite and built-in air conditioning, along with a modern family bathroom.

To the rear, the landscaped garden provides a great space for relaxing or entertaining, while the front of the property benefits from off-street parking.

Perfectly positioned just one mile from Mill Hill Broadway's shops and Thameslink Station, and within easy reach of excellent local schools, this home offers both comfort and convenience in a highly desirable location.

Council tax band F

Sole Agent

Key Features

- MODERN AND BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME
- TWO BATHROOMS (ONE EN SUITE)
- CONTEMPORARY FITTED KITCHEN WITH SEPARATE UTILITY ROOM
- GUEST WC
- CLOSE TO MILL HILL BROADWAY AND HIGHLY REGARDED LOCAL SCHOOLS
- FOUR BEDROOMS (WITH BUILT IN AIR CONDITIONING UNIT IN MAIN BEDROOM)
- TWO RECEPTION ROOMS
- LANDSCAPED REAR GARDEN
- EXCELLENT DECORATIVE ORDER THROUGHOUT
- OFF STREET PARKING

Important Information

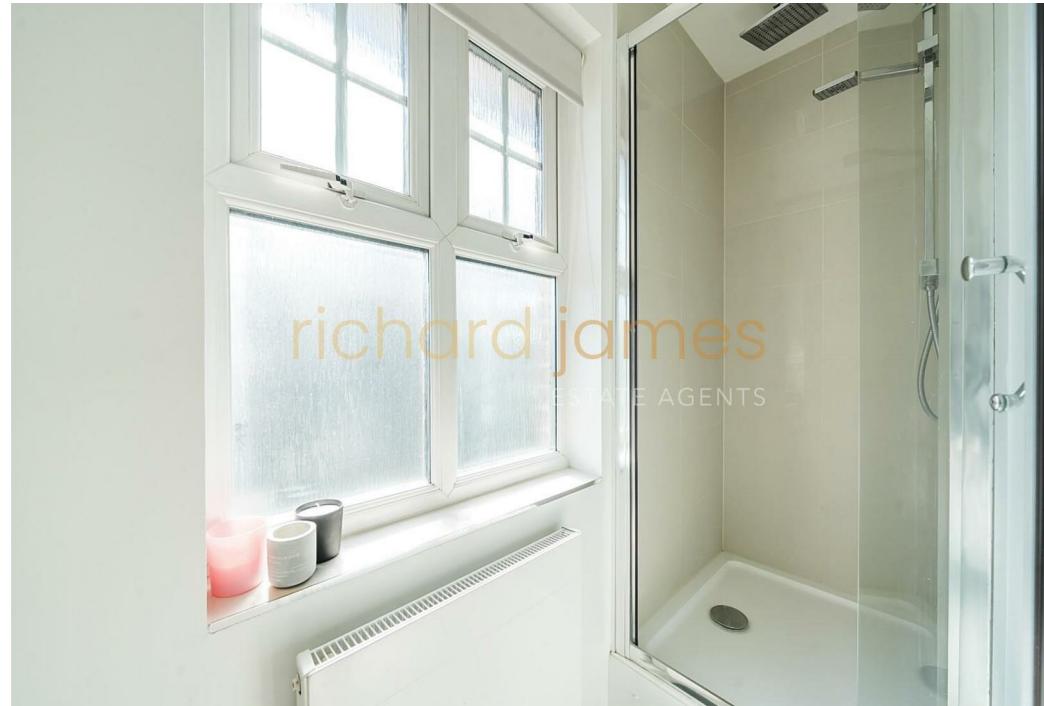
- **Price:** £750,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** C
- **Location:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

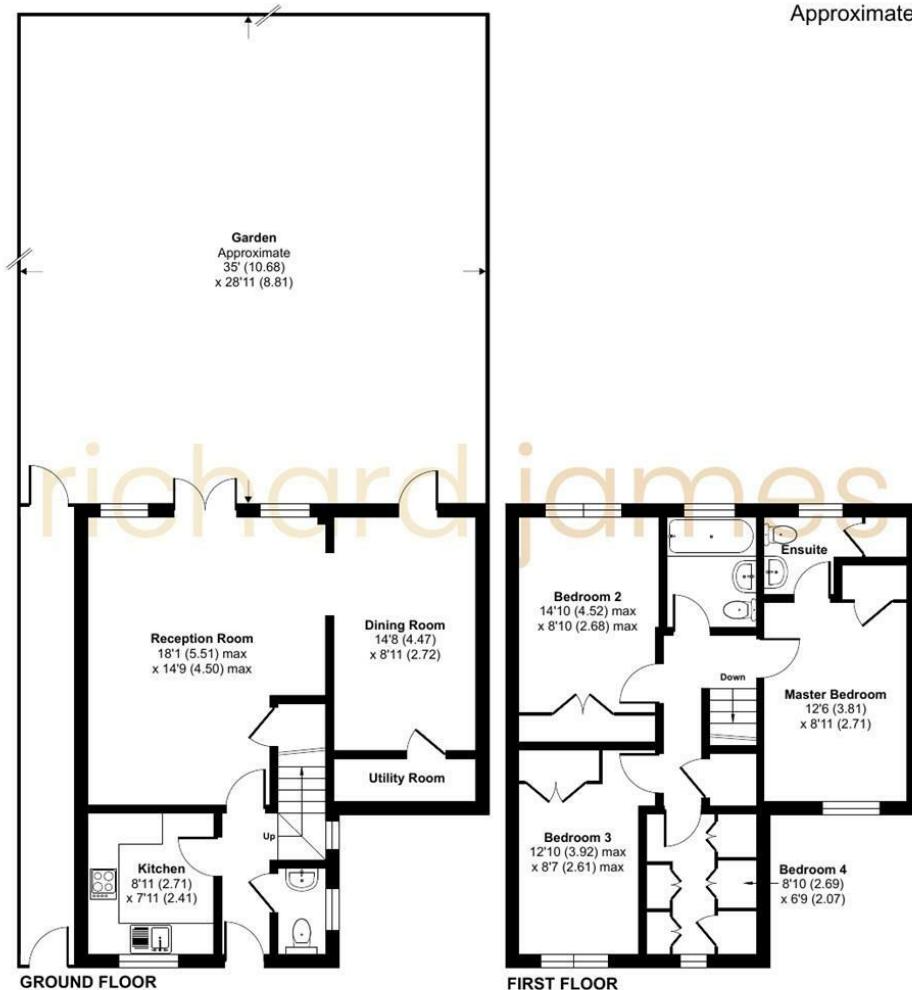
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Approximate Area = 1156 sq ft / 107.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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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 well 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 particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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