



**16 Colenso Drive, Mill Hill, NW7 2EZ**

**£740,000**

**richard  
james**  
ESTATE AGENTS

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## Property Description

An exceptionally well presented Three Bedroom, Two Bathroom (one en-suite shower room) semi detached house, built by Laing Homes and situated on the highly sought after Caldeu Place development, conveniently located approximately three quarters of a mile from Mill Hill Broadway's excellent shopping facilities and Thameslink station.

The property boasts a large Lounge, separate Dining Room, modern Kitchen, Utility Room and guest Wc.

Externally there is a West facing rear garden and off street parking to front for one car.

Council tax band F


Sole Agent

## Key Features

- SEMI DETACHED FAMILY HOME
- TWO BATHROOMS (1 EN-SUITE)
- TWO RECEPTION ROOMS
- UTILITY ROOM
- WITHIN APPROX 3/4 MILE OF THE BROADWAY
- THREE BEDROOMS
- FULLY FITTED KITCHEN
- GUEST WC
- WEST FACING REAR GARDEN
- POPULAR CUL DE SAC

## Important Information

- **Price:** £740,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** C
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</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 	







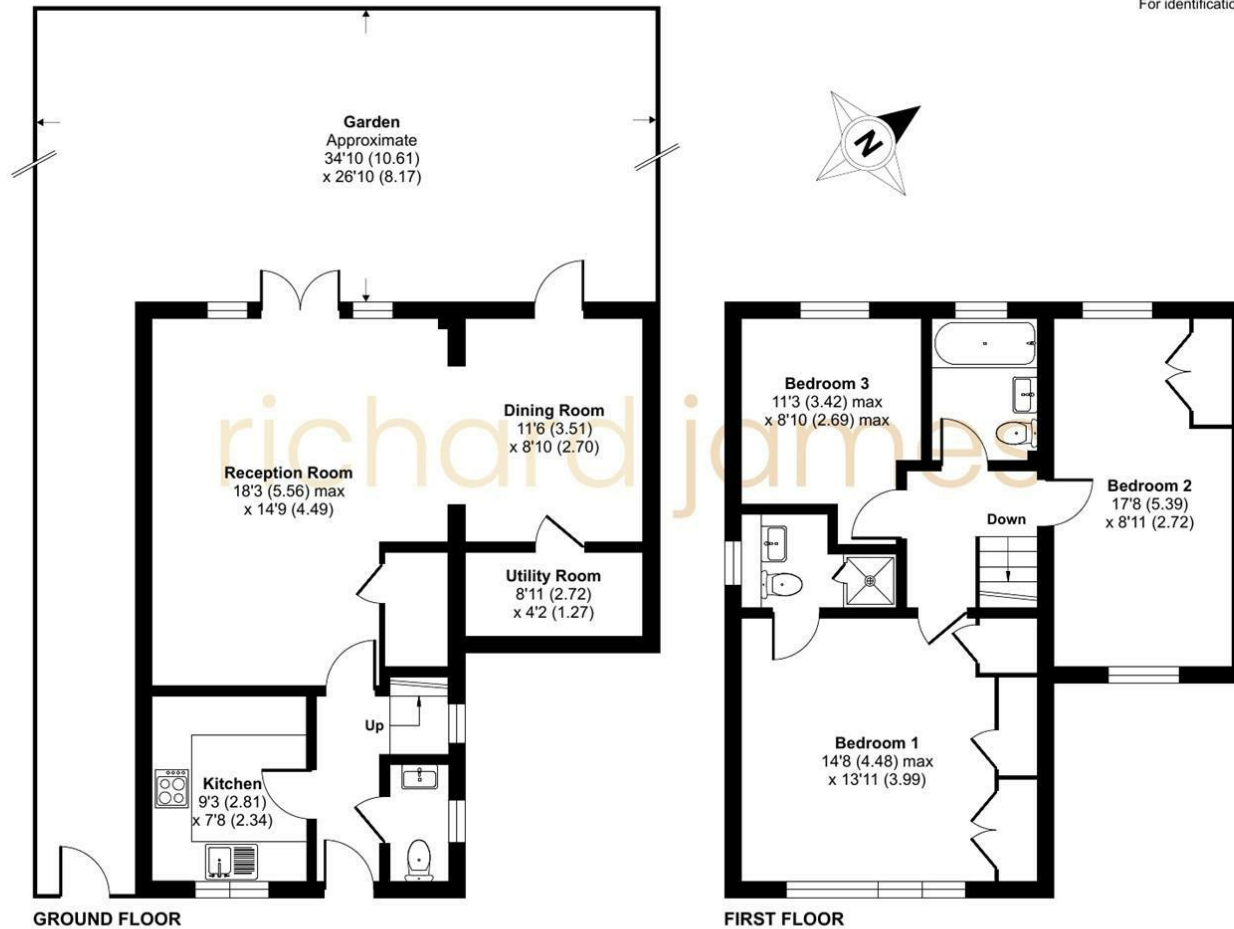






Approximate Area = 1144 sq ft / 106.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1188236

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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