



26 Sunnyfield, Mill Hill, NW7 4RG

£1,250,000

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Property Description

A well presented semi detached family home located on one of Mill Hill's most sought after turnings close to popular local schools, open parkland and transport links.

The house has been extended previously with part of the planning permission which allows for a first floor extension still in place.

The accommodation includes a stunning, air conditioned, Kitchen/Living/Dining Room with bi-fold doors onto the Garden, Two further Reception Rooms, Four Bedrooms, Bathroom, Utility Room and guest Wc.

Externally there is off street parking for 2 cars and large rear Garden which extends to approx 94'/28 m.

Sunnyfield is within 1/2 a mile of the amenities at Mill Hill Broadway including Thameslink Station, Marks and Spencer, Tesco



Key Features

- SEMI DETACHED HOME
- STUNNING KITCHEN/LIVING/DINER
- UTILITY ROOM
- SCOPE TO EXTEND
- APPROX 95' REAR GARDEN
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- GUEST WC
- OFF STREET PARKING FOR 2 CARS
- WITHIN APPROX 1/2 A MILE OF THE BROADWAY

Important Information

- **Price:** £1,250,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** D
- **Location:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		62
(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

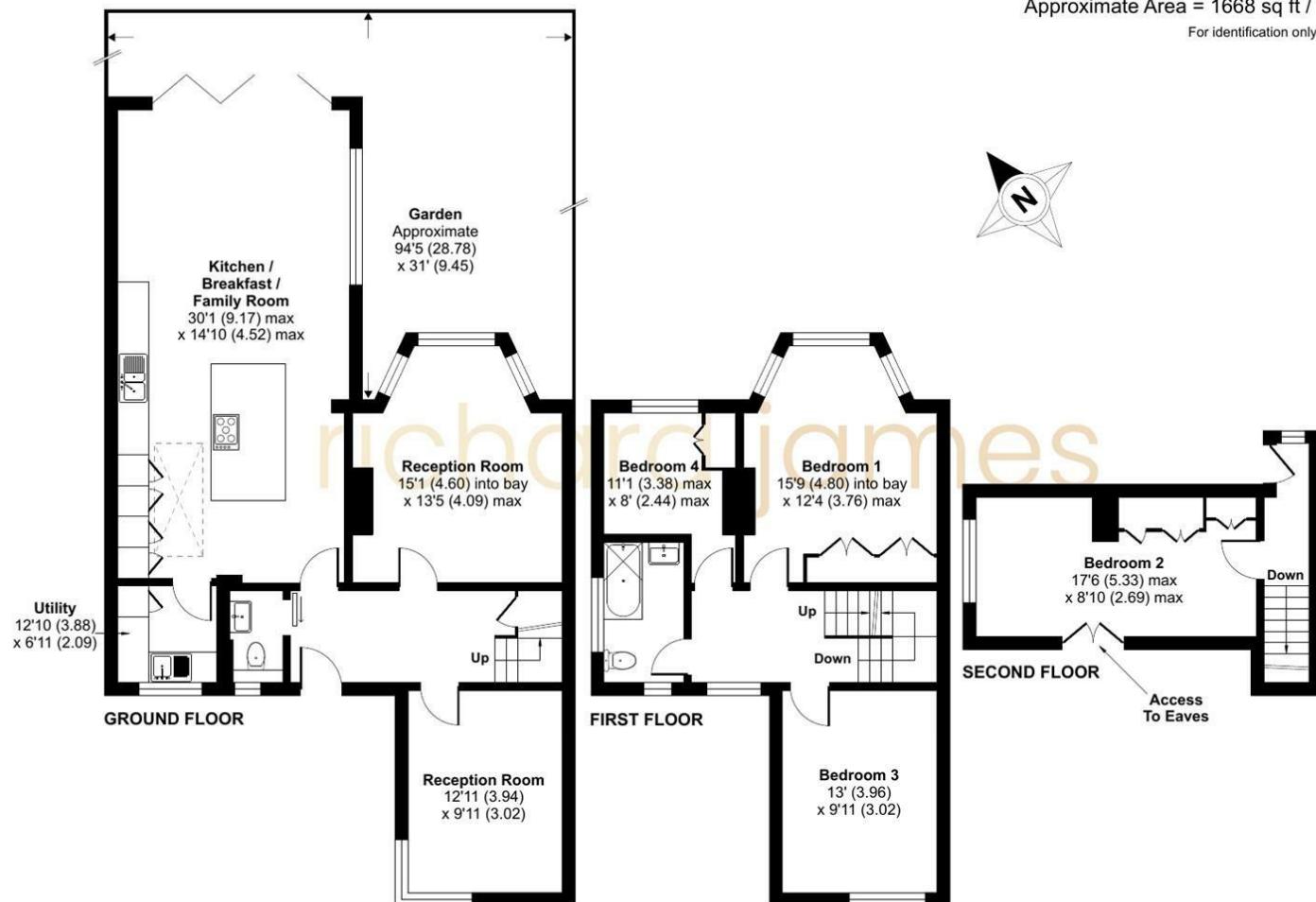
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As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or 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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