



2 Hartley Close, NW7 2HY

£649,950

**richard
james**

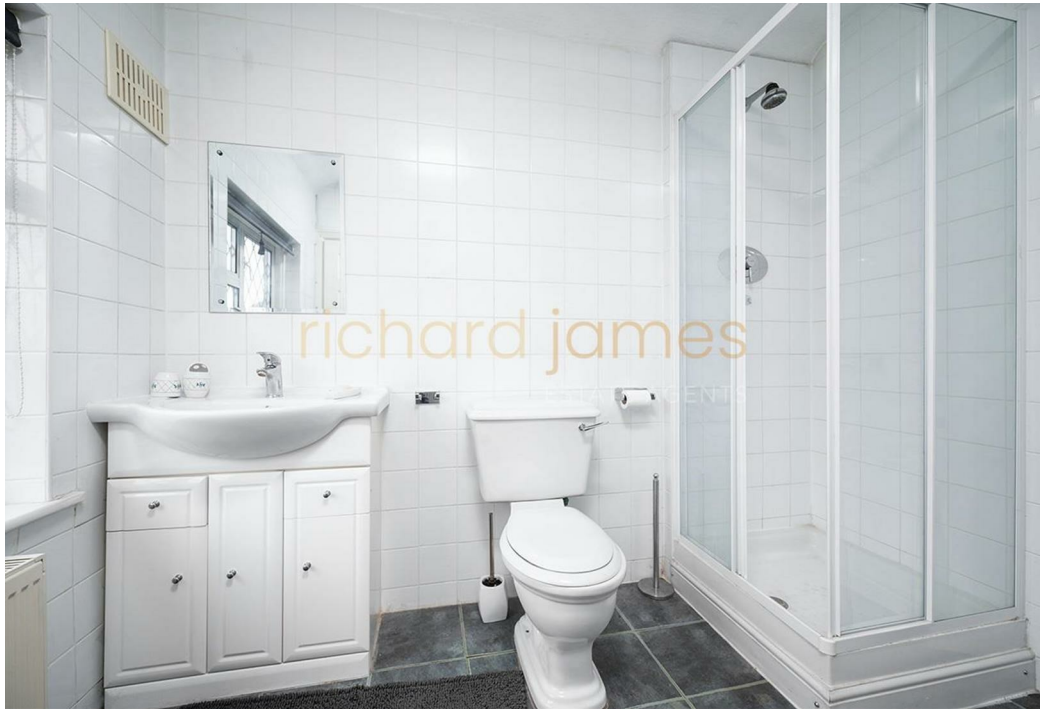
ESTATE AGENTS

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Property Description

An extended and well-presented Two double Bedroom semi-detached house, ideally situated in a highly sought-after cul de sac, just moments from the amenities of Mill Hill Broadway. Local facilities include places of worship, Marks & Spencer, a variety of shops and restaurants, multiple gymnasiums, and the Thameslink station offering excellent transport links.

Offered chain free, the accommodation comprises Two Reception Rooms, fitted Kitchen and a ground floor Bathroom. To the first floor are Two well-proportioned double Bedrooms and a family Bathroom.

Externally, the property features an approximately 73ft west-facing rear garden, off-street parking to the front, and scope for various extensions and/or a loft conversion, subject to the necessary planning permissions.

The property also benefits from close proximity to Mill Hill Park and Arrandene Open Space, providing attractive green spaces nearby.

Key Features

- SEMI DETACHED FAMILY HOME
- CHAIN FREE
- WITHIN A STONE'S THROW OF MILL HILL BROADWAY
- LARGE BATHROOM
- TWO RECEPTION ROOMS
- ORIGINALLY THREE BEDROOM/NOW TWO
- SCOPE FOR VARIOUS EXTENSIONS STPP
- CUL DE SAC LOCATION
- GROUND FLOOR BATHROOM/GUEST WC
- APPROX 74' WEST FACING REAR GARDEN

Important Information

- **Price:** £649,950
- **Tenure:** Freehold
- **Council Tax Band:** D
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	









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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