



10 Brockenhurst Gardens, Mill Hill, NW7 2JX

£799,950

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ESTATE AGENTS

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Property Description

Offered for sale with no upper chain, in this sought after road within a stone's throw of The Broadway is this well presented Terraced family home, arranged over two floors only affording ample scope to extend subject to planning permission.

The existing accommodation comprises Three Bedrooms, Bathroom, fully fitted Kitchen, double length Reception/Dining room, Utility Room and Guest Wc.

Brockenhurst Gardens runs between Mill Hill Broadway and Station Road and is therefore close to Mathilda Marks Kennedy primary school, places of worship, Mill Hill Broadway Thameslink Station and various other numerous local amenities.

Externally there is a rear garden extending approximately 50' and off street parking for 2 cars.

Council Tax Band E

Sole Agent

Key Features

- THREE BEDROOMS
- DOUBLE LENGTH RECEPTION/DINING ROOM
- GUEST WC
- OFF STREET PARKING FOR 2 CARS
- SCOPE FOR VARIOUS EXTENSIONS STPP
- FAMILY BATHROOM
- FULLY FITTED KITCHEN
- UTILITY ROOM
- CHAIN FREE
- WITHIN A STONES THROW OF THE BROADWAY



Important Information

- **Price:** £799,950
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** D
- **Location:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		64
(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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Approximate Area = 1148 sq ft / 106.6 sq m (excludes outbuilding)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024.
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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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