



**34 Longfield Avenue, Mill Hill, NW7 2EG**

**£760,000**

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james**  
ESTATE AGENTS

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# Property Description

A well presented chain free chalet Bungalow situated in a popular residential turning off Page Street, close to popular local schools and approximately 1.2 miles from Mill Hill Broadway's shops and Thameslink Station.

The house has been well maintained by the current owners and provides a bright, well planned, family living over two floors, to include Three Bedrooms, family Bathroom and a large Kitchen/Breakfast/Dining Room, Two Further Reception Rooms and Guest Wc/Shower room.

Externally there is off street parking for two cars and mature rear Garden.

Council Tax Band E

Sole Agent

## Key Features

- CHALET BUNGALOW
- KITCHEN/BREAKFAST ROOM
- GUEST WC/SHOWER ROOM
- FAMILY BATHROOM
- CHAIN FREE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- LANDSCAPED REAR GARDEN
- OFF STREET PARKING
- CLOSE TO MILL HILL BROADWAY AND HIGHLY REGARDED LOCAL SCHOOLS

## Important Information

- **Price:** £760,000
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** D
- **Locaton:** London

| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               | 79        |
| (55-68) <b>D</b>                            | 60                                                                                                            |           |
| (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  |           |







## Longfield Avenue

Approximate Gross Internal Area  
(Including Eaves)  
147.5 sq m / 1588 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

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.