



51 Sunnyfield, Mill Hill, NW7 4RE

£1,500,000

**richard
james**

ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz







Property Description

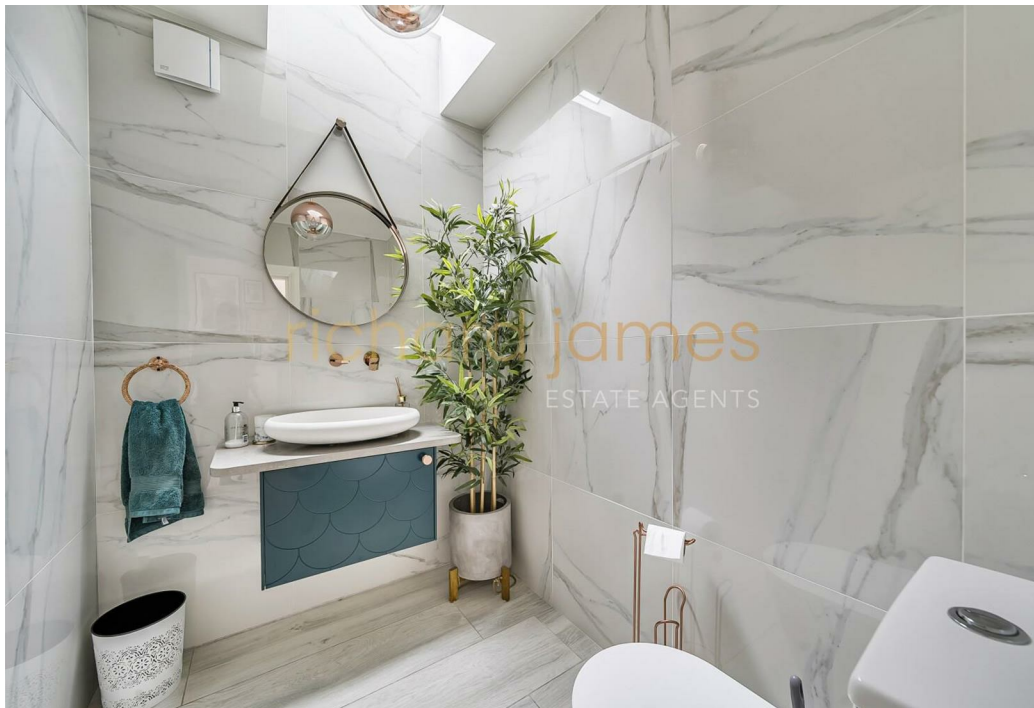
Offered for sale is this stunning double fronted semi detached family home which has recently been extend and refurbished over recent years, arranged over three floors and includes Five Bedrooms, Three Bathrooms (2 en-suite), magnificent Kitchen/Living/Diner, Tv Room/Play Room, Further Through Double Reception Room, guest WC, Utility Room.

Amenities include off street parking for two cars, underfloor heating throughout the ground floor, Shaker style bespoke Kitchen with Bifold doors opening onto the approx 52' rear Garden complete with home office/Gym.

Sunnyfield is conveniently located in this sought after turning approximately half a mile from Mill Hill Broadway's excellent shopping facilities and Thameslink Station and places of worship, Marks and Spencer and multiple gymnasiums. Mill Hill Park, Arrandene open space and various Golf courses are within easy reach as are popular schools in both state and private sectors.

Council Tax Band G

Sole Agent



Key Features

- SEMI DETACHED FAMILY HOUSE
- STUNNING KITCHEN/FAMILY/DINING ROOM
- UTILITY ROOM
- OFF STREET PARKING
- HOME OFFICE/GYM
- FIVE BEDROOMS
- DOUBLE RECEPTION ROOM
- STUDY
- GUEST WC
- WITHIN APPROX 1/2 A MILE OF THE BROADWAY

Important Information

- **Price:** £1,500,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Location:** London

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



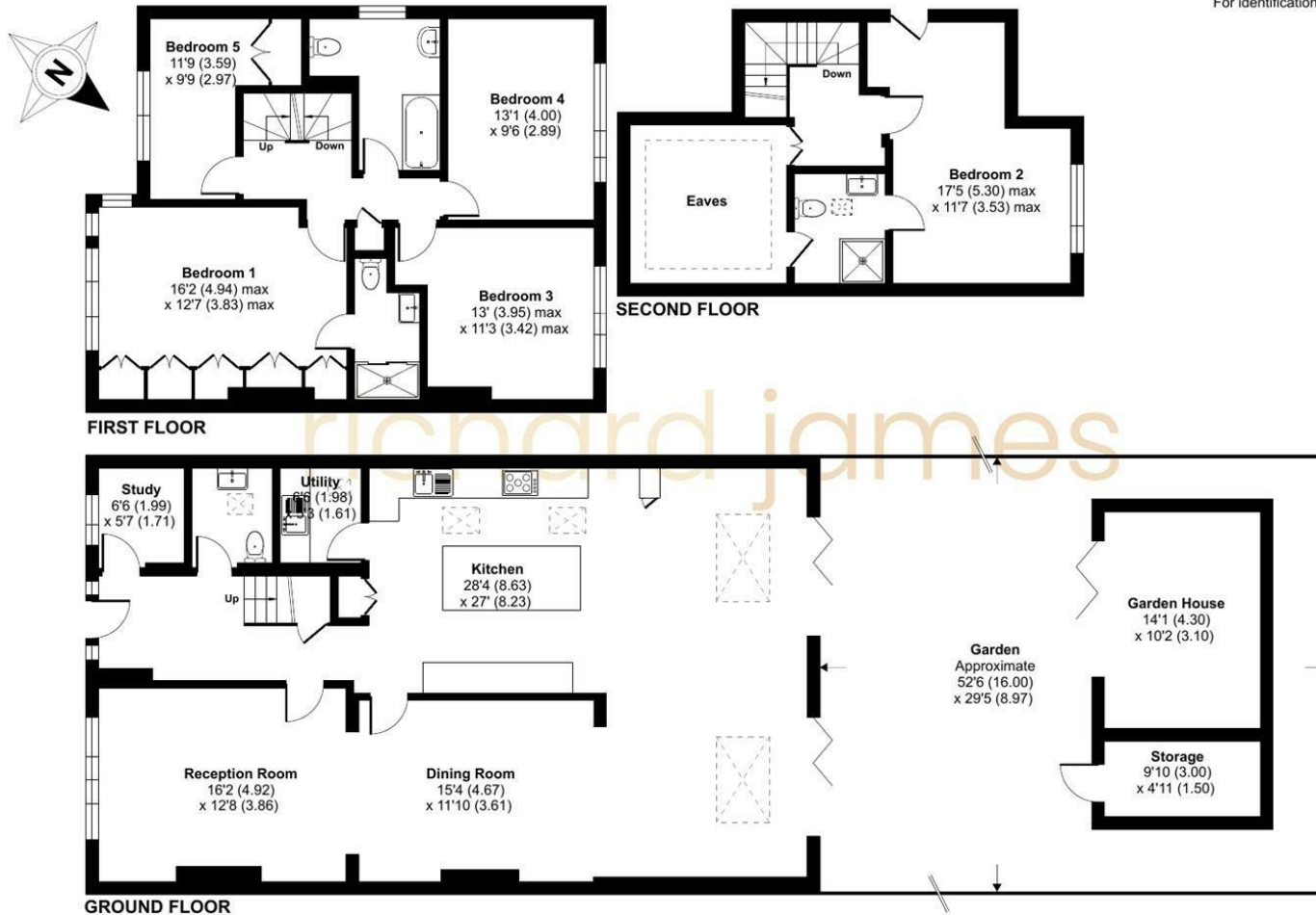
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EST. 1974





Approximate Area = 2418 sq ft / 224.6 sq m (including limited use area)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rjcheom 2025. Produced for Richard James Estate Agents Ltd. REF: 1333331

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 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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