



**Cherry Tree Cottage** Hendon Wood Lane, Mill Hill, NW7  
£1,995,000

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## Property Description

An immaculately presented detached family home, securely set behind electronically operated gates, arranged over three floors set in one of Mill Hill's most sought after roads.

The house has been extended and refurbished by the current owners and now comprises 2797 sq ft/259.8 sq m to include Principal Bedroom suite with en-suite Bathroom, Four further Bedrooms, Two further Bathrooms, magnificent 27'6 Kitchen/Living/Dining Room, Utility Room, Tv Room, Study and guest Wc.

Externally there is off street parking and large landscaped rear Garden with an outhouse currently used as a Gym/Studio.

Hendon Wood Lane is set amongst rolling greenbelt countryside within close proximity of Arkley and Totteridge yet within easy reach of London. Arkley is within 5 miles of both the M1 and M25 motorways providing easy access to all of London's airports. A wide range of schools including Haberdashers Askes, Lochinver, Mill Hill, Aldenham, Belmont and Queen Elizabeth's provide top class education in the area and transport links with High Barnet and Mill Hill Broadway stations nearby.

Council tax band G

Sole Agent.

## Key Features

- DETACHED FAMILY HOUSE
- RECENTLY REFURBISHED
- GATED OF STREET PARKING
- LANDSCAPED REAR GARDEN

## Important Information

- **Price:** £1,995,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Location:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-90) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		



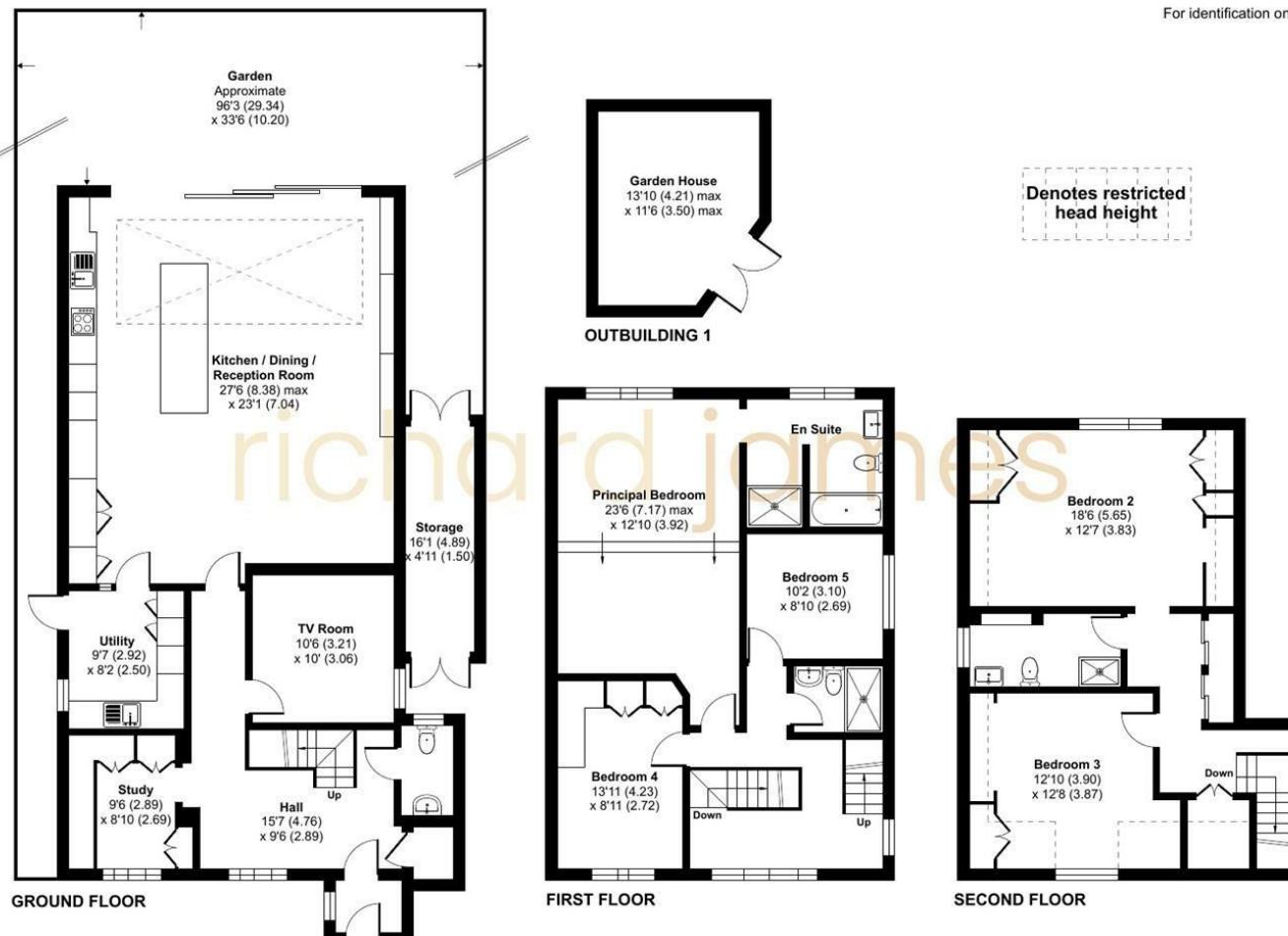
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Approximate Area = 2797 sq ft / 259.8 sq m (Includes limited use area & outbuildings)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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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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