



1 Golders Close, HA8 9QD

£1,395,000

**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

SOLD by Richard James Mill Hill's Leading Estate Agent

Commanding a wide plot arranged over two floors is this rarely available handsome and immaculately presented double fronted detached family home.

The bright and spacious accommodation is arranged over 2470 sq ft/229.5 sq m to include, Four Bedrooms, Two Bathrooms (1 en-suite), a very stylish Kitchen/Breakfast Room, Three Reception Rooms, Utility Room and guest Wc.

Externally there is a carriage drive for several cars, a Garage and a mature landscaped rear garden complete with an office (suitable for a variety of different uses) and a large terrace area.


Golders Close is a sought after cul de sac situated just off Hale Lane within the eruv, and is within easy reach of the diverse local

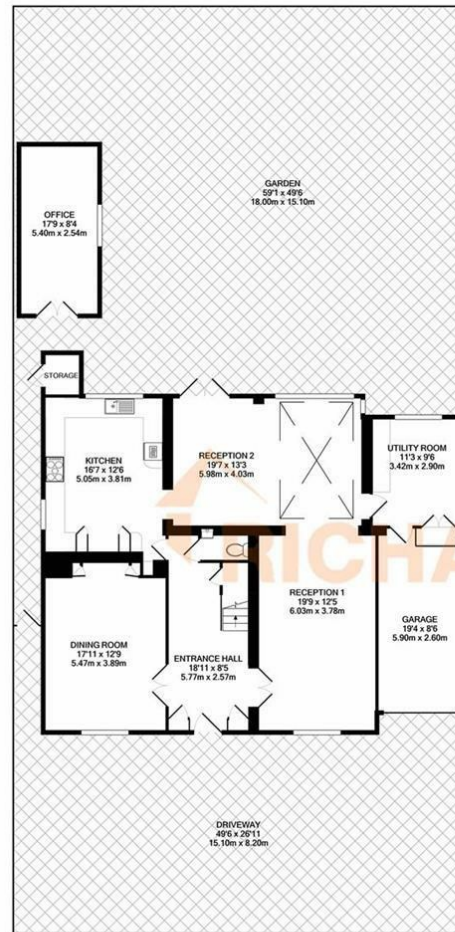
Key Features

- DETACHED FAMILY HOME
- GARAGE
- CARRIAGE DRIVEWAY
- CUL DE SAC
- LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENITIES

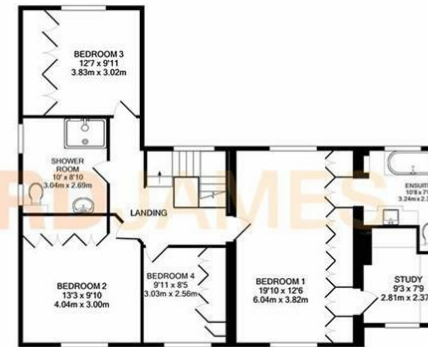
Important Information

- **Price:** £1,395,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:**
- **Locaton:** Edgware

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



GROUND FLOOR



1ST FLOOR

GOLDERS CLOSE HA8
 TOTAL APPROX. FLOOR AREA 2470 SQ FT. (229.5 SQ M.)
 (INCLUDES GARAGE, EXCLUDES ENTRANCE, OFFICE & STORAGE)
 Floorplans are for identification and guideline purposes only, not to scale. Complied with RICS
 code of measuring practice. Floor plan supplied by Chik Cheak Limited.
 Made with Blueprints (2021)



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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