



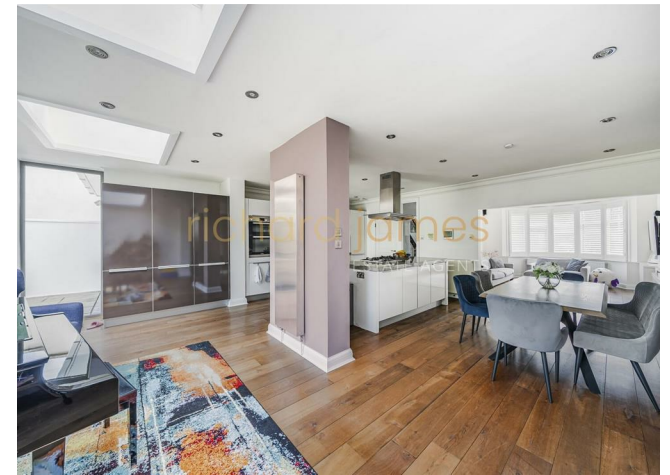
26 Goodwyn Avenue, Mill Hill, NW7 3RG

£1,300,000

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Property Description

An immaculately presented semi detached family home set on one of Mill Hill's most sought after leafy turnings within a stone's throw of The Broadway.

Having been skilfully extended and refurbished in recent years the house provides versatile living areas on the ground floor to include a stunning Kitchen/Living/Dining room with floor to ceiling doors leading onto the Garden, Tv/Family Room, Guest Bedroom/Study, Utility Room and Bathroom.

There are Three Bedrooms with Two Bathrooms on of which is en-suite on the First Floor.

Externally there is a delightful rear Garden extends to approximately 88' and off street parking to the front complete with EV charge point.

Goodwyn Avenue is ideally placed for popular local schools in both the state and private sectors. Local shopping, popular restaurants, places of worship and transport links are all within close proximity, as are the open spaces of Mill Hill Park and Arrandene. This property benefits from being just 25 minutes from central London, whilst offering so much within its own thriving community.

Council Tax Band F

Sole Agent



Key Features

- SEMI DETACHED FAMILY HOME
- THREE BATHROOMS (1 EN-SUITE)
- TV/FAMILY ROOM
- APPROXIMATELY 88' REAR GARDEN
- WITHIN A STONE'S THROW OF THE BROADWAY
- THREE/FOUR BEDROOMS
- STUNNING KITCHEN/LIVING/DINER
- UTILITY ROOM
- OFF STREET PARKING
- CLOSE TO POPULAR LOCAL SCHOOLS

Important Information

- **Price:** £1,300,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C	65	
(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	

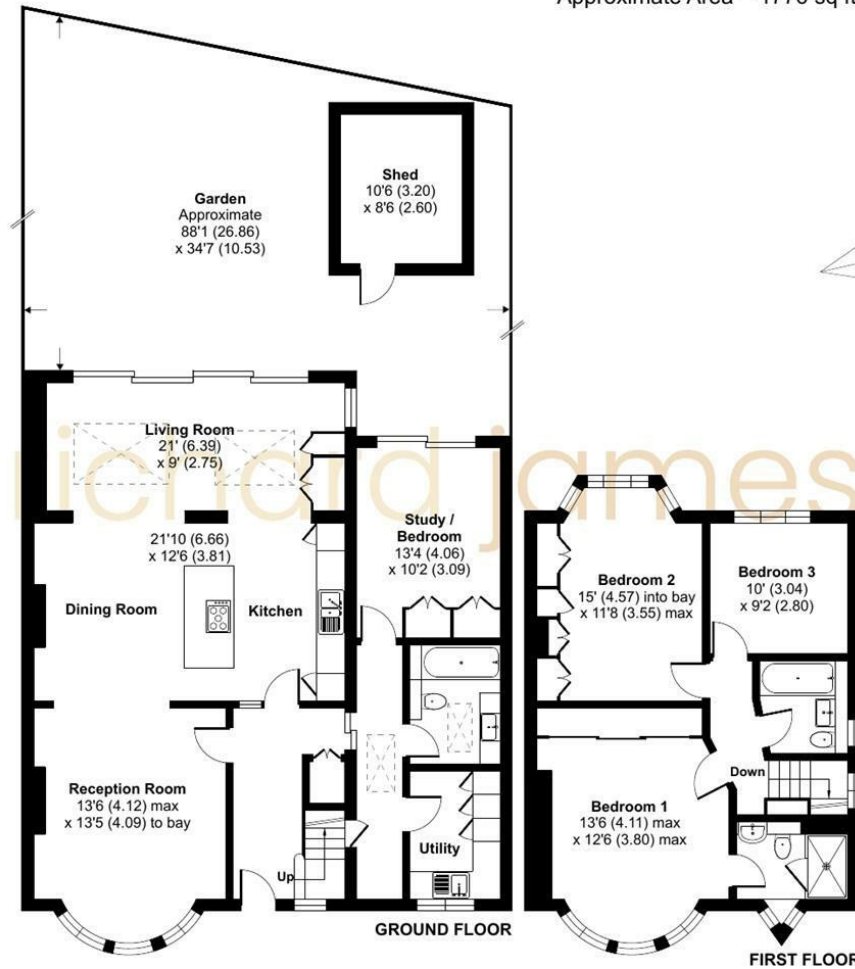






Approximate Area = 1776 sq ft / 165 sq m (excludes outbuilding)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Richard James Estate Agents Ltd. REF: 1177481

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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