



40 Tretawn Gardens, NW7 4NR

£1,375,000

**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

An attractive detached family home set in one of Mill Hill's most sought after turnings, within approximately 3/4 mile of Mill Hill Broadway with its numerous shops, restaurants and Thameslink station.

The house has the potential to substantially extend, subject to planning permission with the current accommodation arranged over 2 floors only, comprising Four Bedrooms, Two Bathrooms, fully fitted Kitchen and Two Reception Rooms.

Amenities include off street parking and a large landscaped Rear Garden with side access.#

Council Tax Band F


Sole Agent

Key Features

- DETACHED FAMILY HOUSE
- TWO BATHROOMS
- LARGE L SHAPED RECEPTION ROOM
- APPROXIMATELY 105' REAR GARDEN
- AMPLE SCOPE TO EXTEND STPP
- FOUR BEDROOMS
- FULLY FITTED KITCHEN
- FURTHER RECEPTION ROOM
- OFF STREET PARKING FOR 2 CARS
- CLOSE TO POPULAR LOCAL SCHOOLS

Important Information

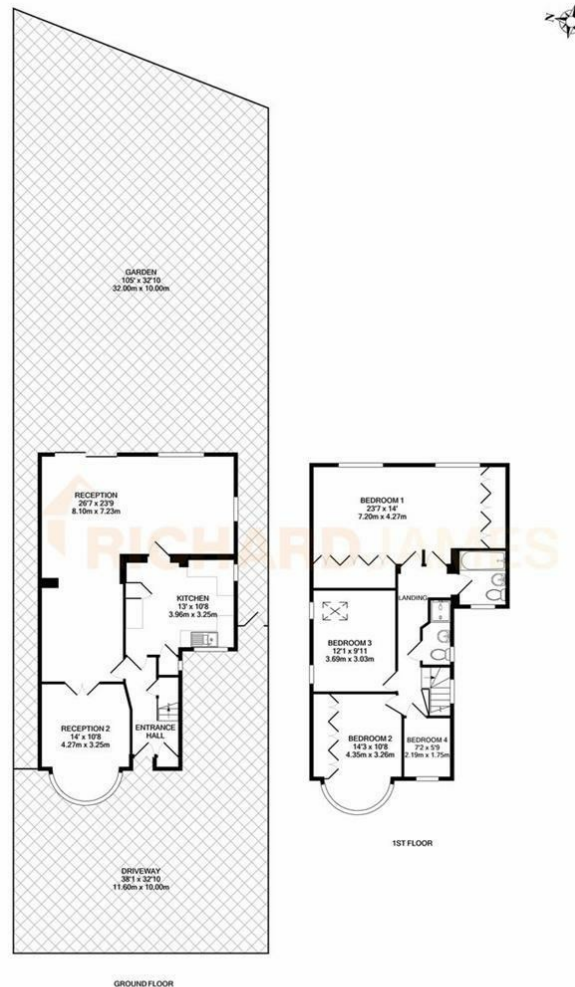
- **Price:** £1,375,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** D
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	68	
(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 	









GROUND FLOOR

1ST FLOOR

TREAWN GARDENS NW7
TOTAL APPROX. FLOOR AREA 1537 SQ.FT. (142.2 SQ.M.)
* Floorplans are for illustration and guidance purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by Chris Cook Limited, Made in the Midlands (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.



**richard
james**
ESTATE AGENTS

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

richardjames.biz