



15 Downhurst Avenue, Mill Hill, NW7 3QA

£829,950

**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 immaculately presented family house situated within a stone's throw of Matilda Marks Kennedy and Deansbrook Junior School.

Arranged over three floors, 1612 sq ft/150 sq m the accommodation comprises Four Bedrooms, Two Bathrooms (1 en-suite), Reception Room, modern fully fitted Kitchen/Breakfast/Dining Room and guest Wc.

Externally there is off street parking for two cars and a secluded rear garden which extends to approximately 77'.

There is scope to extend further, if necessary, subject to the usual necessary consents.

The property is extremely well located close to Mill Hill Broadway with its trendy coffee shops, fashionable boutiques, places of worship and transport links, including Thameslink Station.

Key Features

- FAMILY HOME
- TWO BATHROOMS (ONE EN-SUITE)
- RECEPTION ROOM
- OFF STREET PARKING FOR TWO CARS
- SCOPE TO EXTEND FURTHER STPP
- FOUR BEDROOMS
- MODERN KITCHEN/BREAKFAST/DINING ROOM
- GUEST WC
- SECLUDED REAR GARDEN
- CLOSE TO LOCAL AMENITIES

Important Information

- **Price:** £829,950
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** C
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	74	
(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 	

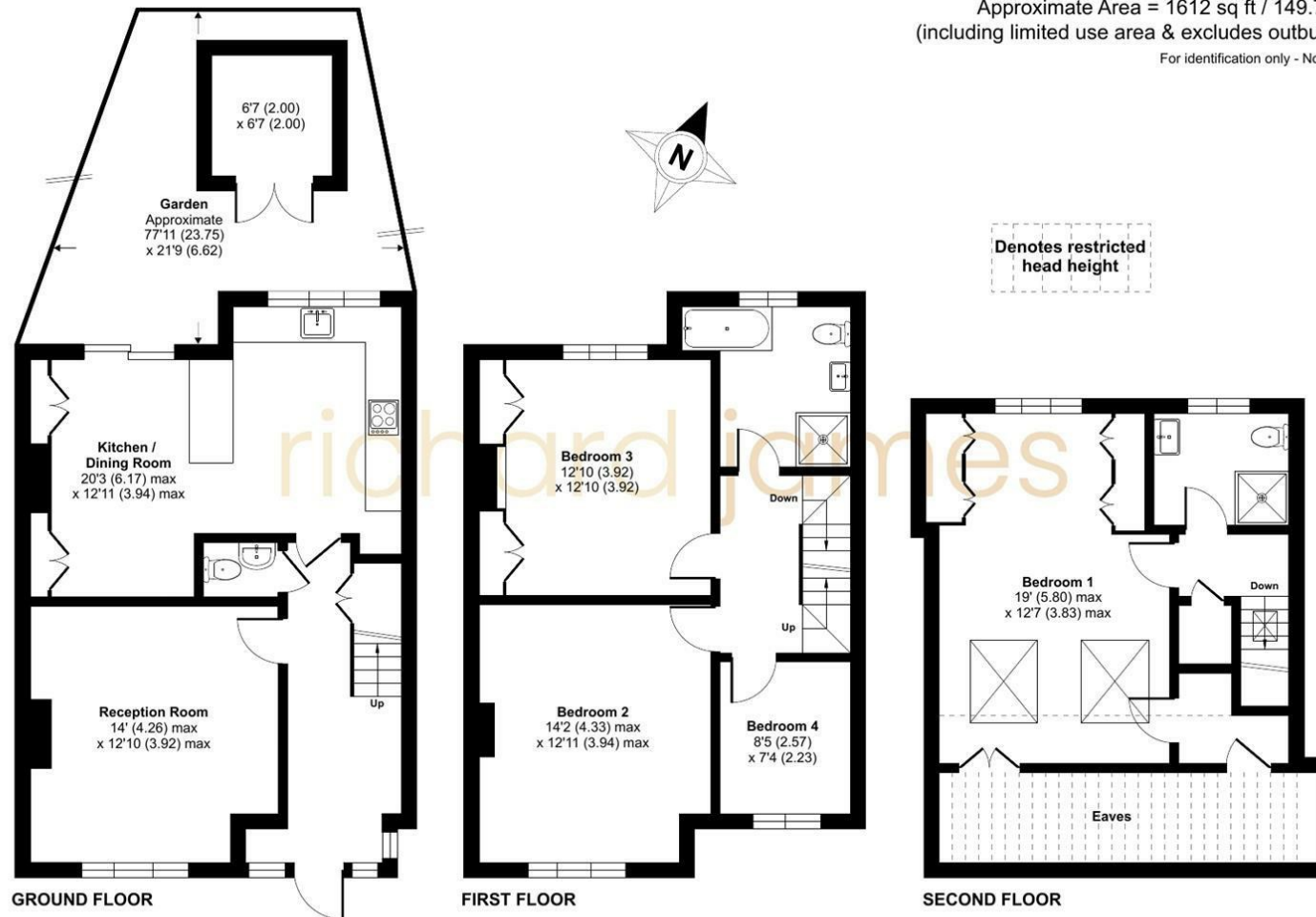






Approximate Area = 1612 sq ft / 149.7 sq m
(including limited use area & excludes outbuilding)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Richard James Estate Agents Ltd. REF: 1344425

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.

**richard
james**
ESTATE AGENTS

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

richardjames.biz