



2 Goodwyn Avenue, Mill Hill, NW7 3RG

£1,600,000

**richard
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ESTATE AGENTS

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Property Description

A rare opportunity to acquire this beautifully presented five bedroom, two bathroom (one en suite) detached family home just a stone's throw from Mill Hill Broadway situated on a sought after road and benefitting from a stunning rear garden extending to approximately 102ft.

Having been thoughtfully extended and improved by the current owners, the house now offers approximately 2,233 sq ft / 207.5 sq m of well planned accommodation arranged over three floors.

The ground floor comprises a spacious entrance hall, reception room, utility room, guest WC and an impressive open plan kitchen/dining/family room to the rear with vaulted ceilings, skylights, large central island and doors opening directly onto the terrace and garden.

Key Features

- DETACHED FAMILY HOME
- FIVE BEDROOMS
- LANDSCAPED REAR GARDEN
- GUEST WC
- STONES THROW TO MILL HILL BROADWAY
- 2,233 SQ FT / 207.5 SQ M
- TWO BATHROOMS (ONE EN-SUITE)
- OFF STREET PARKING
- UTILITY ROOM
- KITCHEN / BREAKFAST ROOM

Important Information

- **Price:** £1,600,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			61
(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	

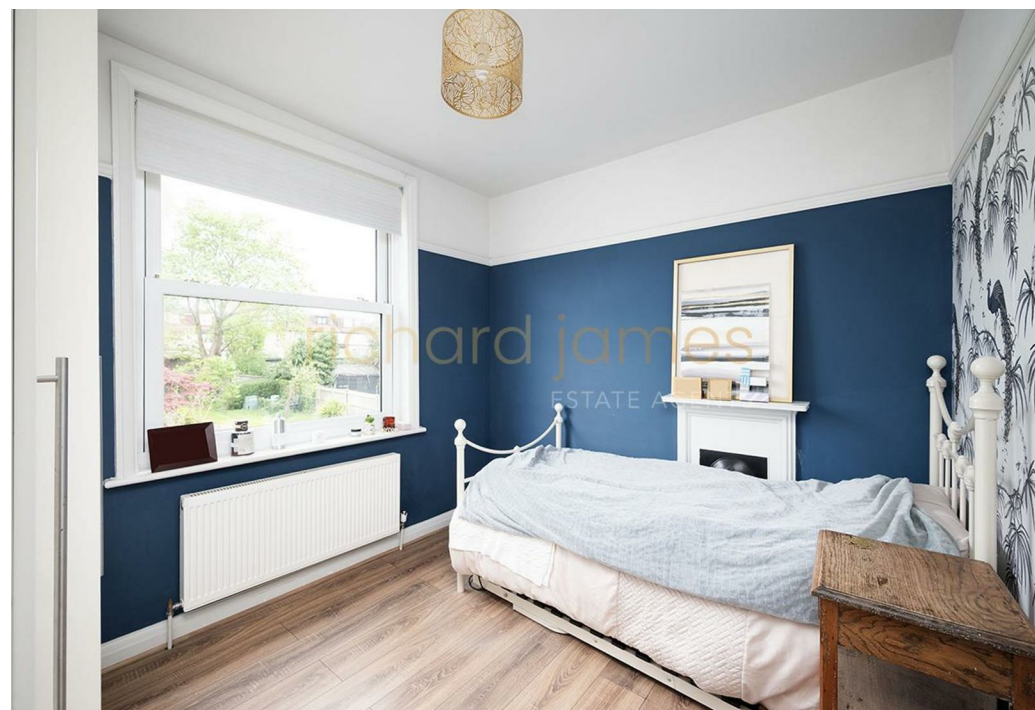
The first floor offers four bedrooms, a family bathroom, whilst the second floor provides a superb principal bedroom suite with en suite bathroom room and useful eaves storage.

Externally the property benefits from a mature rear garden extending to approximately 102ft with a large terrace, together with off street parking.

Goodwyn Avenue is a highly regarded residential road conveniently located close to Mill Hill Broadway, Thameslink Station, sought after local schools, places of worship and the open spaces of Arrandene.

Council Tax Band G

Sole Agent









Goodwyn Avenue NW7
Total Gross Area: 2233 sq ft ... 207.5 m² (excluding eaves storage)
All measurements are approximate and for illustration purposes only. Not to scale. Compliant with the RICS code of measuring practice.

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 will 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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