



76 Sunnyfield, Mill Hill, NW7 4RG

£1,695,000

**richard
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Property Description

Offered for sale with no upper chain is this stunning detached family home which has recently been extended and refurbished to the highest of specifications throughout.

This spectacular home is arranged over three floors and includes Four Bedrooms, Two Bathrooms (1 en-suite), magnificent 25'6 x 21' (7.8m x 6.4m) Kitchen/Living/Diner, Formal Reception Room, Study, guest WC and Utility Room.

Amenities include off street parking, underfloor heating throughout the ground floor, Schmidt Kitchen, Bosch Appliances, Media Plates for Audio visual devices in Kitchen/Family Room, Daikin Air conditioning throughout, Sonos System in all the ground floor living spaces, Automatic bespoke Blinds, wired for CCTV/Video Entryphone System, Cat 6 wiring.

Key Features

- DETACHED FAMILY HOME
- GERMAN SHMIDT KITCHEN/LIVING/DINING ROOM
- UNDERFLOOR HEATING
- GUEST WC
- OUTHOUSE CURRENTLY USED AS AN OFFICE / SAUNA / JACUZZI
- FOUR BEDROOMS
- TWO BATHROOMS (ONE EN-SUITE)
- AIR CONDITIONING THROUGHOUT
- STUDY
- OFF STREET PARKING

Important Information

- **Price:** £1,695,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** C
- **Location:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	80
EU Directive 2002/91/EC		

Externally there is a southerly facing rear garden, Summer house with Jaczzi, Sauna and office area, large patio and landscaped rear garden.

Sunnyfield is conveniently located approximately half a mile from Mill Hill Broadway's excellent shopping facilities and Thameslink Station and places of worship, Marks and Spencer and multiple gymnasiums. Mill Hill Park, Arrandene open space and various Golf courses are within easy reach as are popular schools in both state and private sectors.

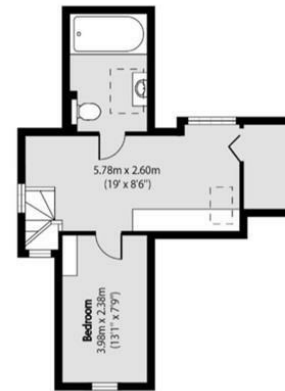
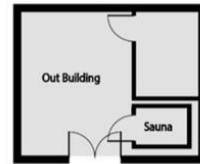
Council Tax Band F

Sole Agent

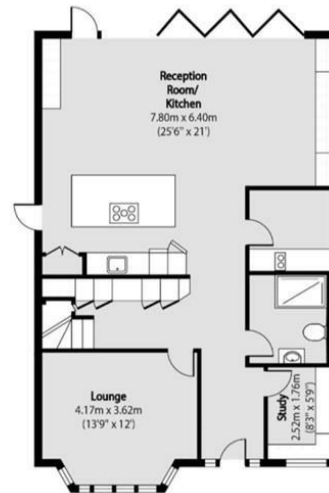




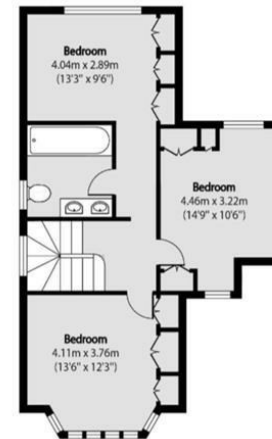




Second Floor



Ground Floor



First Floor

Total area (approx): 182.06 sq m (1960 sq. ft)

Out Building total area (approx): 18.72 sq m (201 sq. ft)

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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