



6 Woodcroft Avenue, Mill Hill, NW7 2AG

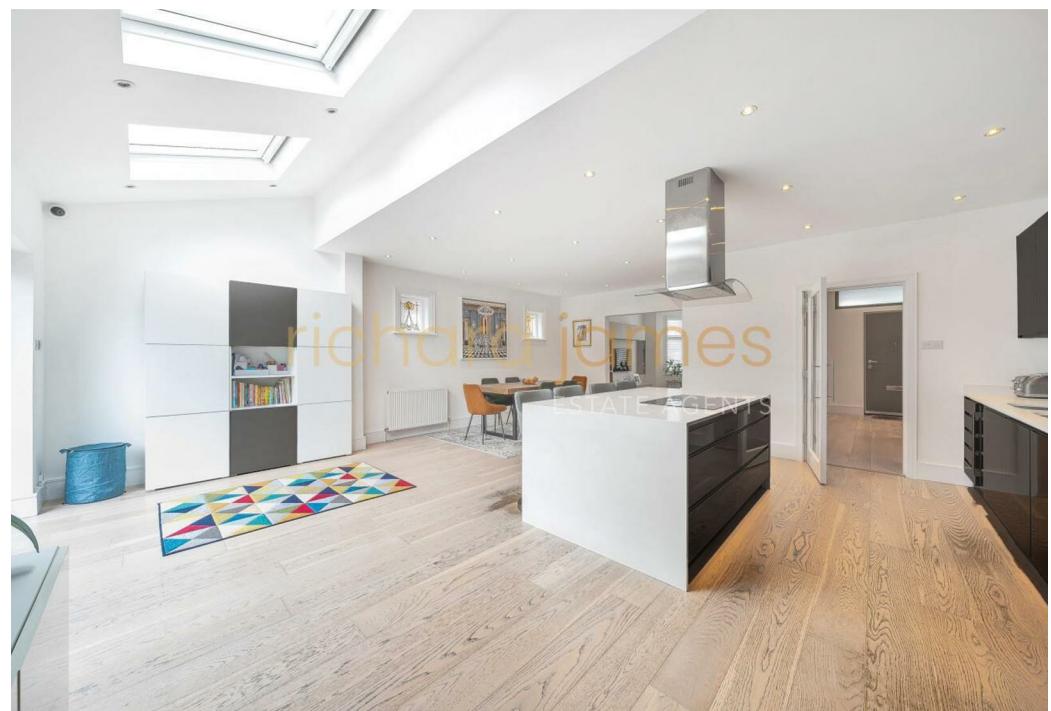
£1,275,000

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Property Description

Arranged over three floors, 2079 sq ft/193.1 sq m, is this immaculately presented Edwardian semi detached family home.

The house has been considerably improved by the current owners to provide bright, spacious, modern family living whilst retaining a host of period features with wonderful ceiling height. The accommodation includes an outstanding Kitchen/Diner, Six Bedrooms, Three Bathrooms (1 en-suite), large Reception Room and Utility Room/Guest Wc.

Amenities include landscaped rear garden, off street parking and large Outbuilding/shed.

Woodcroft Avenue is close to the numerous shopping and transport facilities at Mill Hill Broadway including Thameslink station. Popular local schools within both private and state sectors are within a short distance as are local green spaces including Woodcroft Park which is immediately adjacent to the house.

Key Features

- SEMI DETACHED FAMILY HOME
- THREE BATHROOMS (1 EN-SUITE)
- RECEPTION ROOM
- APPROX 87' LANDSCAPED REAR GARDEN
- CLOSE TO MILL HILL BROADWAY
- SIX BEDROOMS
- STUNNING KITCHEN/LIVING/DINER
- GUEST WC/UTILITY ROOM
- OFF STREET PARKING
- WITHIN EASY REACH OF POPULAR LOCAL SCHOOLS

Important Information

- **Price:** £1,275,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** C
- **Location:** London

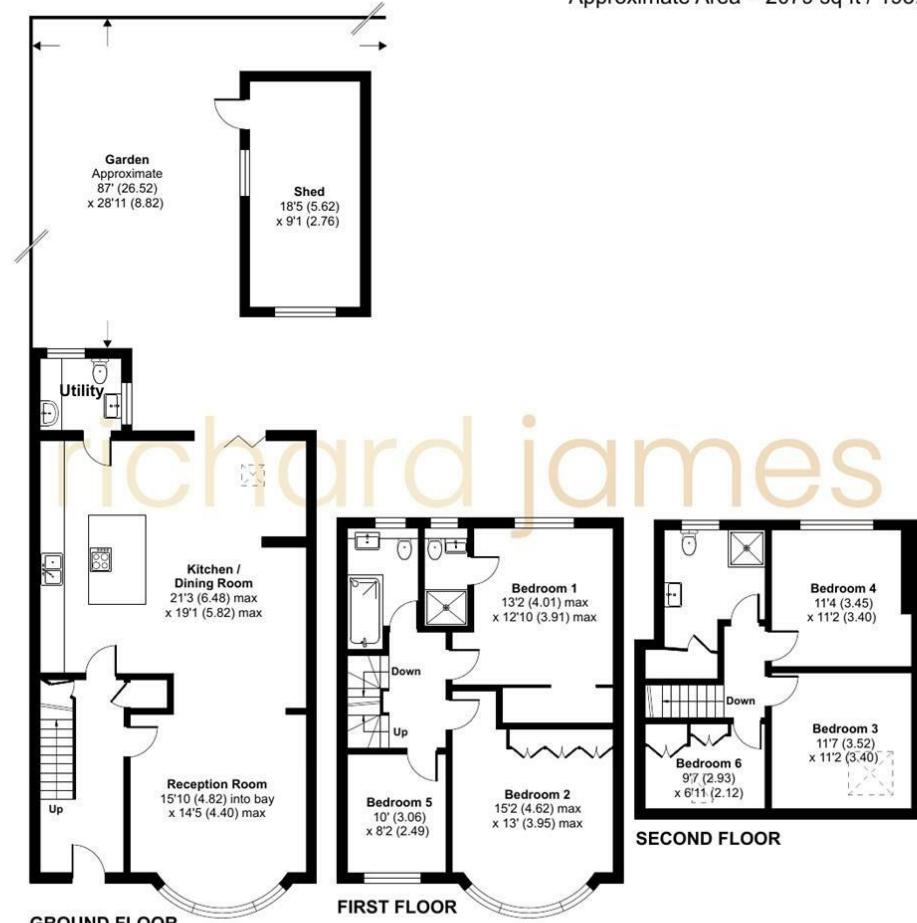
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate Area = 2079 sq ft / 193.1 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). © nthecon 2024.
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