



## Woodcroft Avenue

**£850,000**

Nestled in a sought-after location just a stroll away from Mill Hill Broadway, this expansive property spans over 1800 sq ft, offering an enticing blend of space and comfort and backing onto Woodcroft Park.

Upon entering, a warm and inviting hallway sets the tone, leading to a generously proportioned reception room. Adjacent, a separate dining room provides an elegant space for gatherings, complemented by a bright breakfast room and a kitchen that seamlessly flows out to a charming south-east facing garden.

Ascend to the first floor to discover three spacious double bedrooms, alongside a family bathroom and a convenient separate W/C. The top floor unveils the main bedroom, complete with an en-suite shower room. Additional highlights include high ceilings, off-street parking and the potential to extend, subject to necessary planning permissions.

It's worth noting that the property requires updating, offering an excellent opportunity for buyers to add their personal touch and create their dream home. This property epitomizes contemporary living in a prime location, promising both comfort and convenience for discerning buyers. Chain Free. Sole Agent.

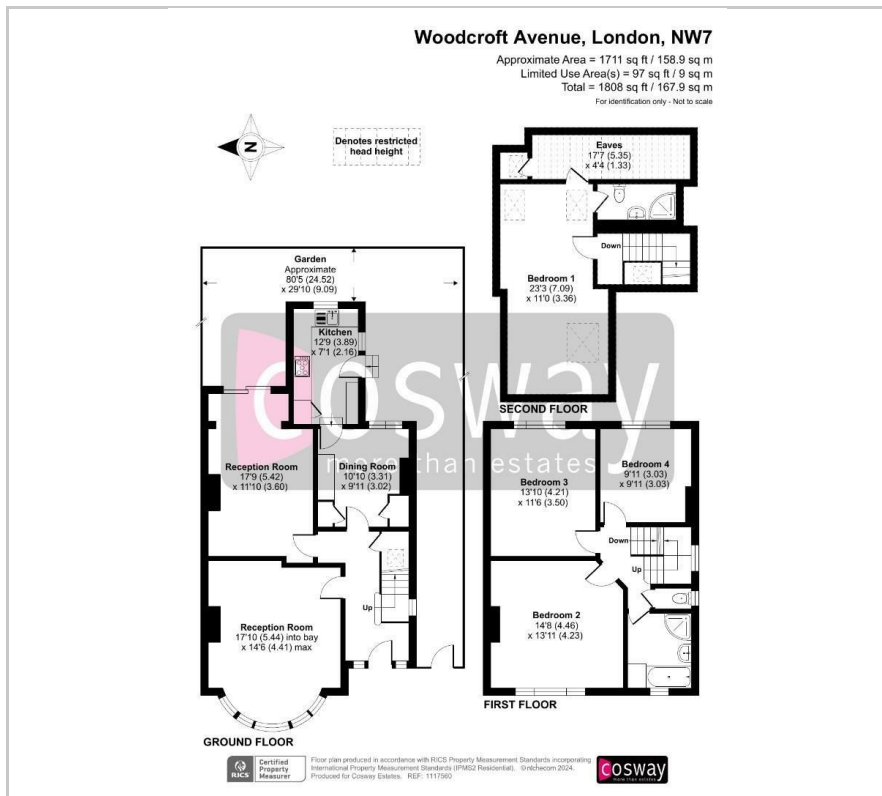
- OVER 1800 SQ FT
- 4 DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- HIGH CEILINGS
- 2 BATHROOMS
- OFF-STREET PARKING
- WALKING DISTANCE TO MILL HILL BROADWAY
- IN NEED OF UPDATING

### Viewing

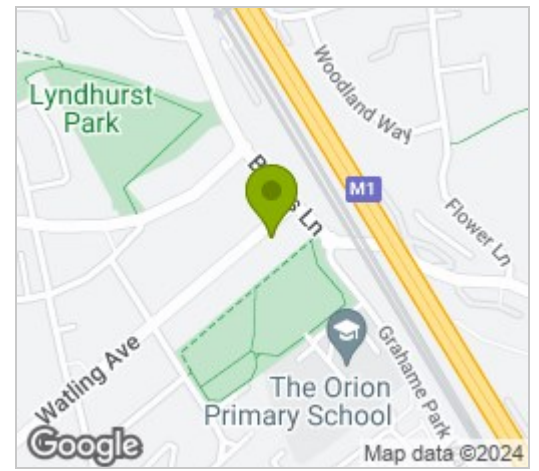
Please contact our Mill Hill Office on 02089590011 if you wish to arrange a viewing appointment for this property or require further information.



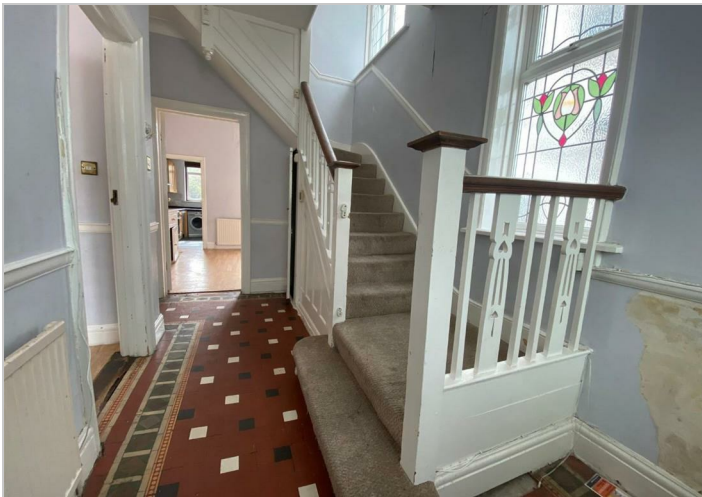
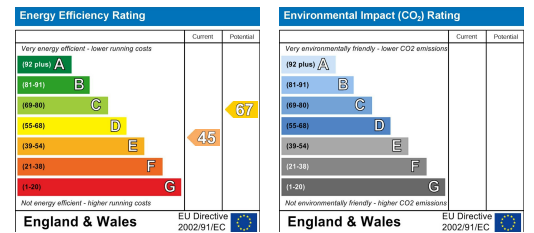
# Floor Plan



# Area Map



# Energy Efficiency Graph



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