



## Derwent Avenue

**£1,250,000**

Welcome to this stunning property located on Derwent Avenue in the desirable area of Mill Hill. This spacious house boasts 4 reception rooms, 5 bedrooms and 3 bathrooms, is a wonderful family home on a prime residential road.

On the ground floor the property boasts a separate reception room, a further reception room, stunning open plan kitchen dining room, a further reception room and play room. In addition to a separate utility room and W/C. To the rear there is a large garden with astro-turf and a garage, which could be converted to a home office or gym. On the first floor there are 4 generously sized bedrooms and 2 bathrooms. On the top floor there is a large main bedroom with a walk in wardrobe and en-suite.

Spanning an impressive 2354 sq ft, this house offers plenty of room to move around and make it your own. The 4 reception rooms provide endless possibilities for creating your dream living space, whether it's a home office or play room.

Convenience is key with off-street parking, catchment of Matilda Marks and walking distance to Mill Hill Broadway. This property truly has it all - space, comfort, and convenience - making it the perfect place to call home. Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful abode on Derwent Avenue. Sole Agent.

### Viewing

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

- 2354 Sq Ft
- 5 Bedrooms
- 3 Bathrooms
- 4 Reception Rooms
- Catchment Of Matilda Marks School
- Walking Distance to Mill Hill Broadway
- Excellent Condition
- Prime Mill Hill
- Wonderful Family Home



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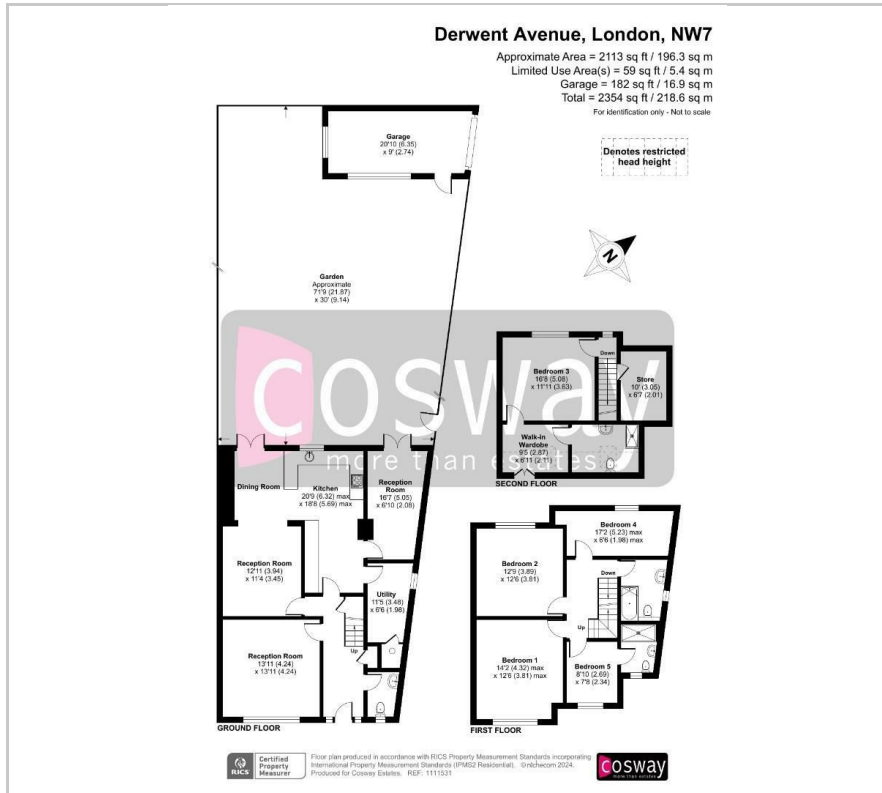
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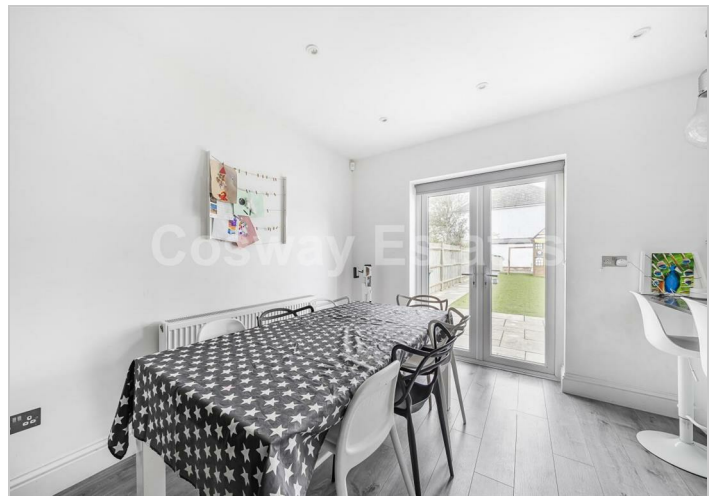
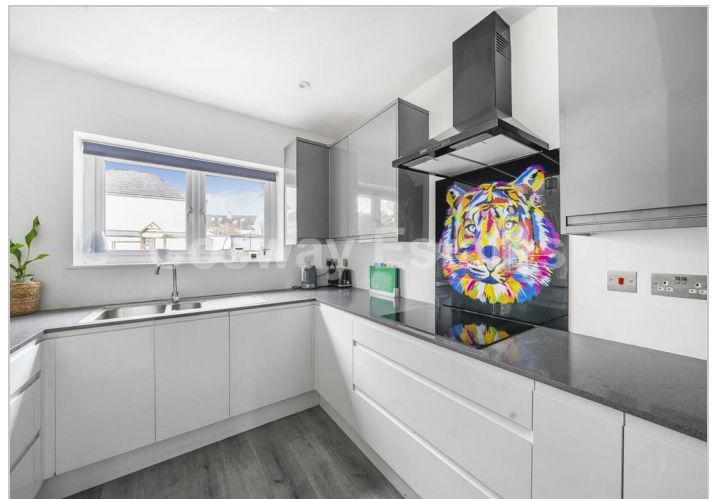
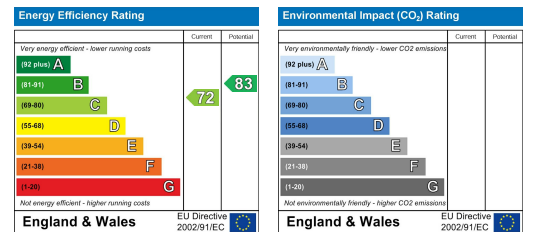
# Floor Plan



# Area Map



# Energy Efficiency Graph



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