



**44 Woodcroft Avenue, NW7 2AG**

**£1,100,000**

**richard  
james**

ESTATE AGENTS

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## Property Description

A wonderful opportunity to purchase this semi detached family home set within easy reach of the amenities at Mill Hill Broadway.

The house has been extended and improved by the current owners to provide Four Bedrooms, Two Bathrooms (1 en-suite), Reception Room, Dining Room, Kitchen/Breakfast Room, Tv Room and guest Wc.

Externally there is off street parking and a wonderful westerly facing mature garden which extends to approximately 125'/38m.

Woodcroft Avenue is very well placed for popular local schools in both the state and private sectors. Local shopping, parkland, places of worship, transport links including Thameslink Station are all also within close proximity.

Council Tax Band F

Sole Agent

## Key Features

- FAMILY HOUSE
- LANDSCAPED REAR GARDEN
- GUEST WC
- TWO BATHROOMS (ONE EN SUITE)
- STUDY
- OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES
- FOUR DOUBLE BEDROOMS
- KITCHEN / BREAKFAST ROOM

## Important Information

- **Price:** £1,100,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** D
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	64	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



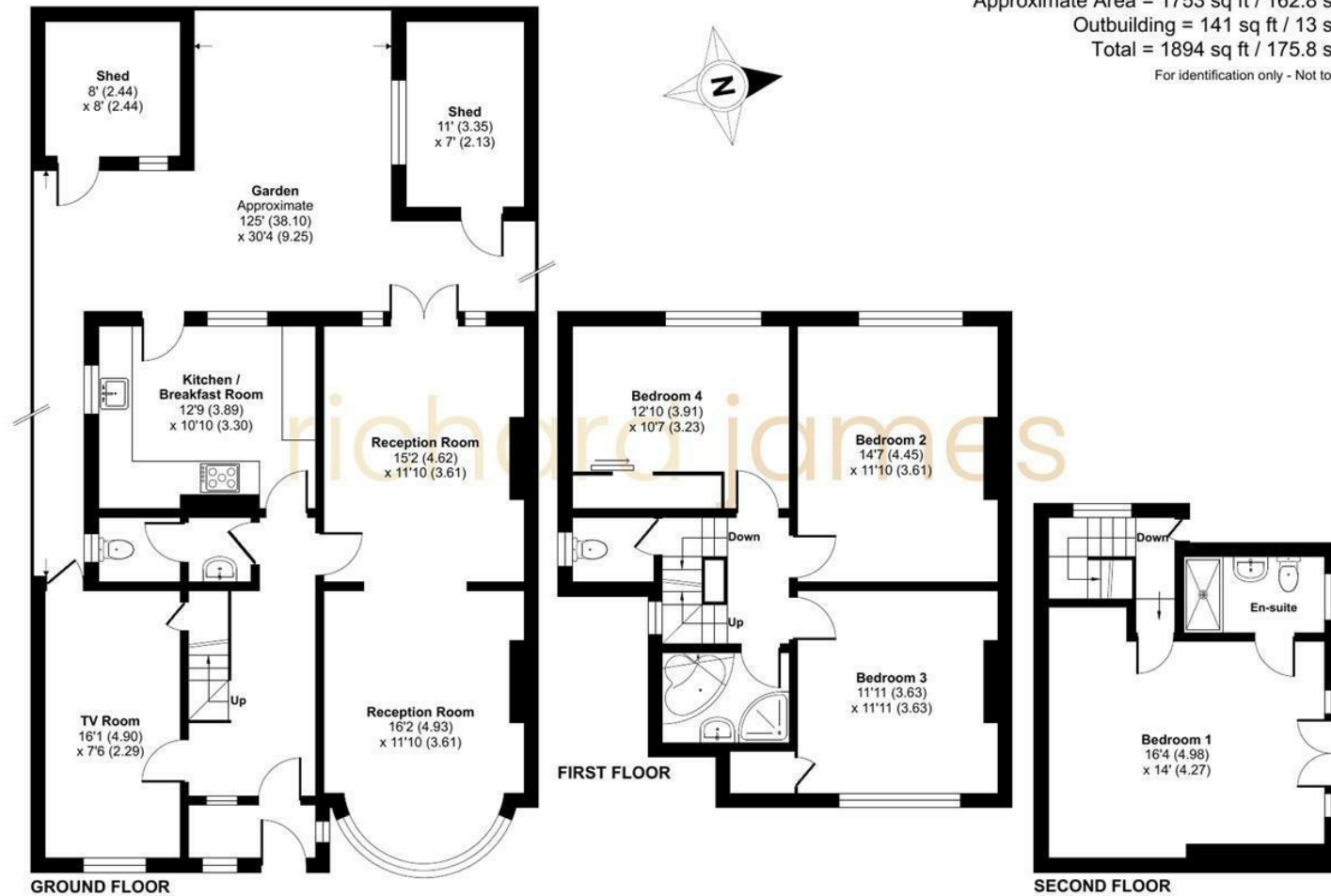








Approximate Area = 1753 sq ft / 162.8 sq m  
 Outbuilding = 141 sq ft / 13 sq m  
 Total = 1894 sq ft / 175.8 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1094870

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 well 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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