



9 Westfield Road, NW7 3BJ

£1,050,000

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Property Description

A spacious 2056 sq ft/191sq m semi-detached family home situated in a sought after turning off Marsh Lane, within the catchment area of sought after local schools and approximately 1 mile from Mill Hill Broadway's shopping facilities and Thameslink Station.

The property offers flexible family accommodation with Four/Five Bedrooms, Three Bathrooms (2 en-suite), Kitchen/Breakfast Room, Two Reception Rooms, Dining room, Study, Utility Room and guest Wc.

The house is offered in excellent condition throughout with benefits including air conditioning in both the Reception Room and Principal Bedroom, off street parking for Two/Three cars and astro turfed rear Garden.

Council tax band F

Sole Agent

Key Features

- SEMI DETACHED FAMILY HOME
- THREE BATHROOMS (2 EN-SUITE)
- TWO RECEPTION ROOMS
- GUEST WC
- LANDSCAPED REAR GARDEN
- FOUR/FIVE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- STUDY
- OFF STREET PARKING FOR 2/3 CARS
- CLOSE TO POPULAR LOCAL SCHOOLS

Important Information

- **Price:** £1,050,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** D
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(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	

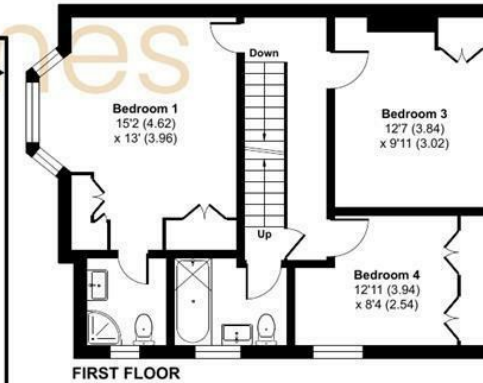
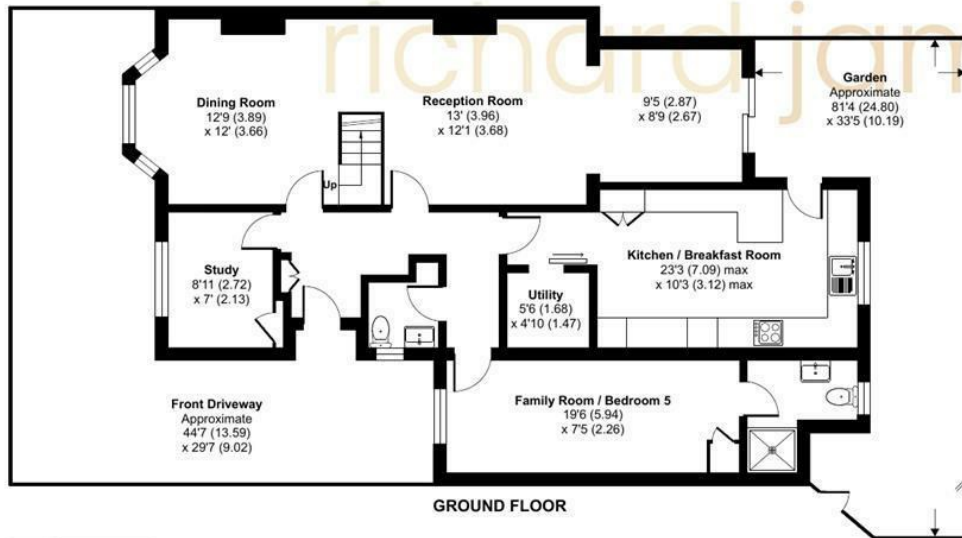






Denotes restricted head height

Approximate Area = 2056 sq ft / 191 sq m
Limited Use Area(s) = 97 sq ft / 9 sq m
Total = 2153 sq ft / 200 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1090858.

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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