



4 Cophall Gardens, NW7 2NG

£1,500,000 Offers Over

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Property Description

An immaculately presented family home within a peaceful cul de sac in a highly sought after part of Mill Hill.

Having been extended and refurbished to a very high standard in recent years the house is arranged over two floors, 2418sq ft/224.6 sq m and is arranged to provide large Principal Bedroom with en-suite Bathroom, Three further Bedrooms, Family Bathroom, Kitchen/Diner and versatile entertaining areas.

Externally there is a delightful south westerly facing rear Garden 87 x 67' (26.5m x 20.4m), off street parking and integral Garage.

Cophthall Gardens is within approximately a mile of the numerous amenities at Mill Hill Broadway including the Thameslink Station, Marks and Spencer and Anytime Fitness Gym. The open spaces of Mill Hill Park and Arrandene are also within close proximity as are various highly regarded schools in both private and state sectors.

Key Features

- SOUGHT AFTER CUL DE SAC LOCATION
- TWO BATHROOMS (ONE EN SUITE)
- TWO RECEPTION ROOMS
- 87FT SOUTH WEST FACING GARDEN
- INTEGRAL GARAGE
- FOUR BEDROOMS
- LARGE KITCHEN / DINER
- GUEST WC
- OFF STREET PARKING
- SCOPE FOR VARIOUS EXTENSIONS STPP

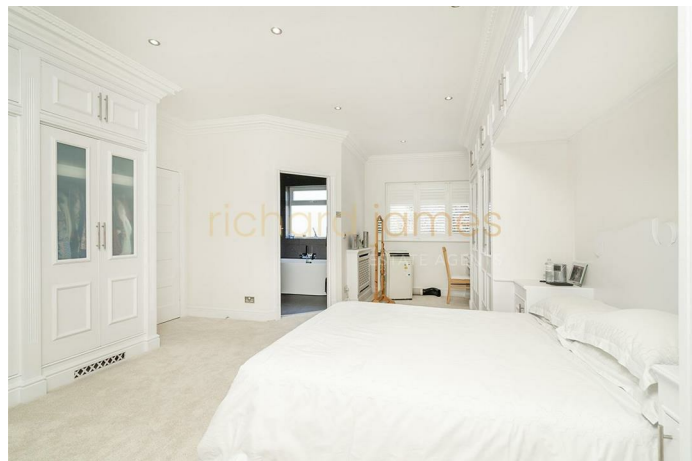
Important Information

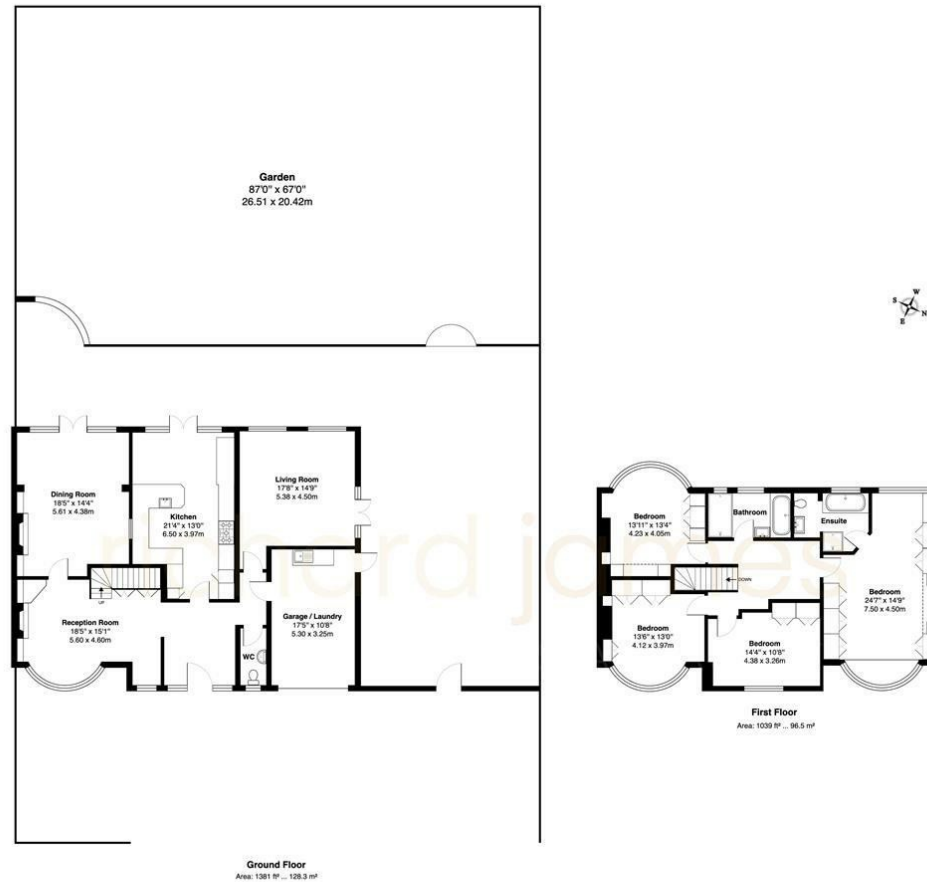
- **Price:** £1,500,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	









Copthall Gardens NW7
 Total Gross Area: 2418 ft² ... 224.6 m²

Floor plans are for identification and guidance purposes only, not to scale. Dimensions are based on the most recent available floor plans.

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 will 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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