



5 Holmdene Avenue, NW7 2LY

£1,650,000

**richard
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Property Description

An attractive and immaculately maintained detached family home in one of the area's most sought after turnings with ample scope to extend if necessary, subject to planning permission.

The current accommodation is arranged over 2 floors, 2200 sq ft/204.39 sq m and comprises Five Bedrooms, Three Bathrooms (1 en-suite), Kitchen/Diner, formal Reception Room, Tv/Family Room and guest Wc.

Externally there is a wonderful mature rear Garden with which extends to approximately 90'/27m with large patio, Garage, Car port and off street parking for 2/3 cars.

Holmdene Avenue is conveniently located within easy reach of Mill Hill Park and Arrandene open space. The amenities at Mill Hill Broadway are within easy reach as are popular local schools in both private and state sectors.

Council Tax Band - G

Key Features

- DETACHED FAMILY HOUSE
- THREE BATHROOMS (1 EN-SUITE)
- TWO RECEPTION ROOMS
- APPROX 90'/27M REAR GARDEN
- SCOPE TO EXTEND STPP
- FIVE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- GUEST WC
- OFF STREET PARKING
- CLOSE TO PARK AND ARRANDENE OPEN SPACE

Important Information

- **Price:** £1,650,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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	



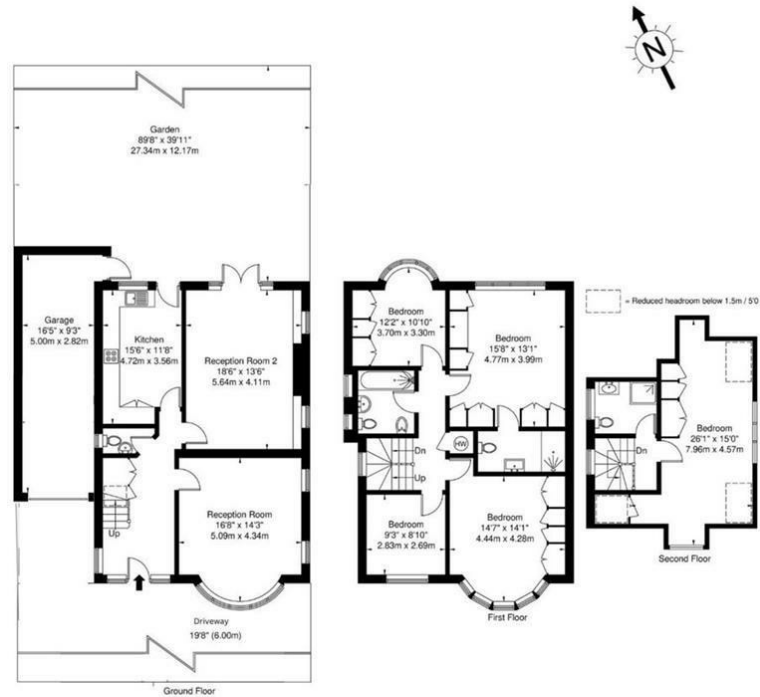


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Approx. Gross Internal Area = 183.95 sq m / 1980 sq ft

Garage = 13.0 sq m / 140 sq ft

Total = 204.39 sq m / 2200 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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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