



**Marsh Lane NW7 4NX**

£1,275,000

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james**  
ESTATE AGENTS

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## Property Description

On the market for the first time in over 40 years offering huge scope to extend, STPP is this wonderfully located semi detached family home occupying a wide plot on one of Mill Hill's most sought after roads.

The accommodation is arranged over two floors, 2114 sq ft/196.3 sq m and provides Four Bedrooms, Two Bathrooms (1 en-suite), Three Reception Rooms, Kitchen and Wc.

Externally there is a large, mature, rear Garden with a southerly aspect which wraps around the house, off street parking and Garage.


Marsh Lane is approximately 1 mile from the amenities of Mill Hill Broadway including the Thameslink Station. Popular local schools in both state and private sectors are within easy proximity as are the A1, A41 and M1.

## Key Features

- LARGE FAMILY HOME
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- OFF STREET PARKING
- PARKING & GARAGE
- VERY WIDE PLOT
- TWO BATHROOMS (1 EN-SUITE)
- KITCHEN
- SOUTHERLY ASPECT TO REAR
- CLOSE TO POPULAR LOCAL SCHOOLS

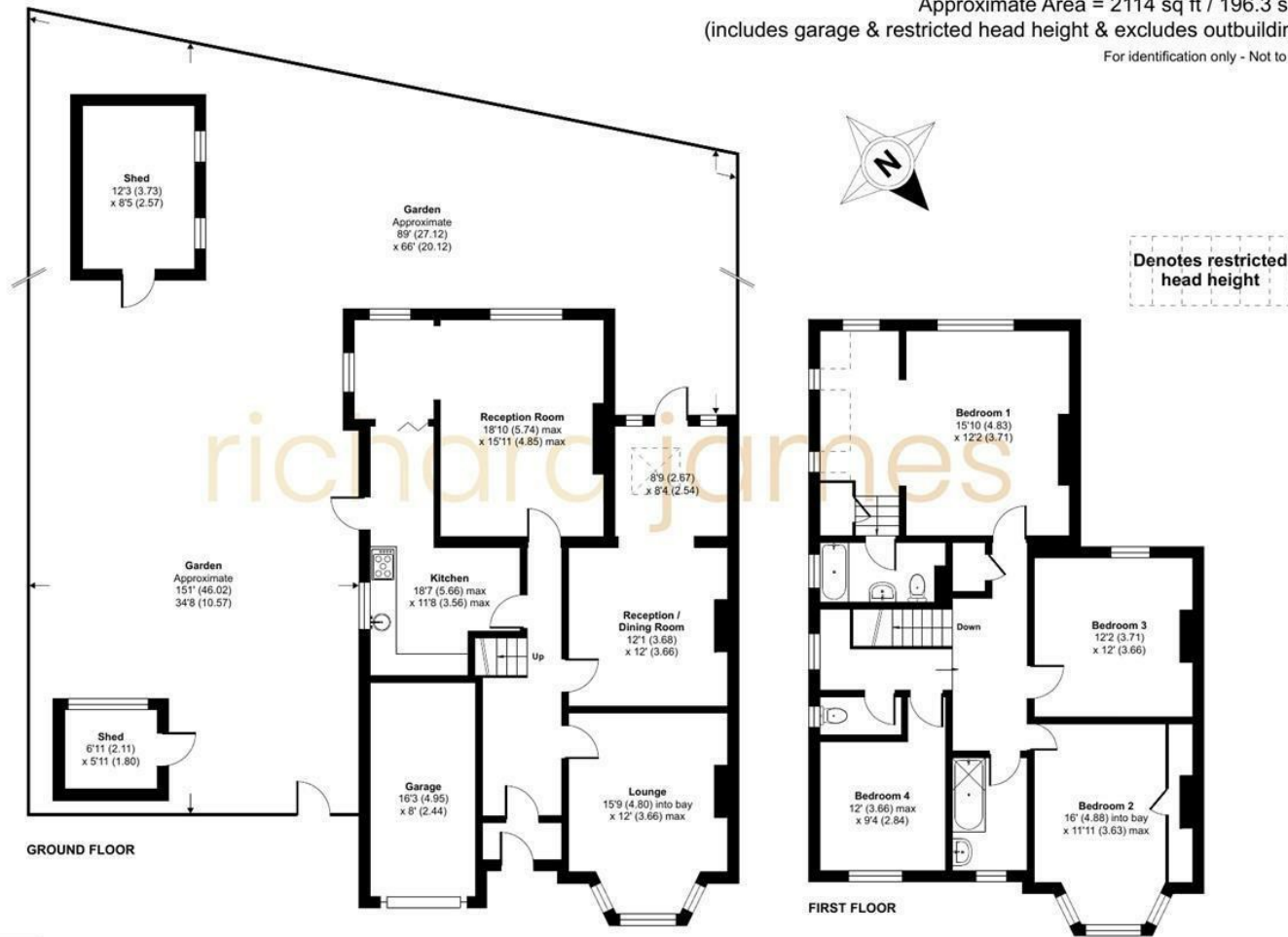
## Important Information

- **Price:** £1,275,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Locaton:** Mill Hill

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

Approximate Area = 2114 sq ft / 196.3 sq m  
 (includes garage & restricted head height & excludes outbuildings)

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: 1084757

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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