



6 Newcombe Park, NW7 3QL

£1,650,000

**richard
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ESTATE AGENTS

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Property Description

A wonderfully located, Six bedroom, Three bathroom, (one en suite) semi detached family home on one of Mill Hill's most sought after turnings.

Its spacious rooms, with high ceilings and character throughout, have been maintained to a high standard. The current accommodation is arranged over 3 floors, 2411 sq ft/223.9 sq m and comprises of 6 Bedrooms, Three Bathrooms (1 en-suite), Two Reception Rooms, charming Entrance Hall, Kitchen/Breakfast Room, Utility Room and Guest WC.

Externally, there is off street parking for several cars, a large garage and a stunning, mature, rear Garden with Southerly aspect which extends to approximately 138ft.

Situated a stone's throw from Mill Hill Broadway, this house is perfectly placed for popular local schools in both the state and private sectors. Local shopping, popular restaurants, places of worship and transport links are all within close proximity, as are the open spaces of Mill Hill Park and Arrandene. This property benefits from being just 25 minutes from central London, whilst offering so much within its own thriving community.

Council tax band G

Sole Agent

Key Features

- FAMILY HOME
- 2694 SQ FT / 250.1 SQ M
- OFF STREET PARKING
- SIX BEDROOMS
- OUTBUILDING
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO MILL HILL BROADWAY
- LANDSCAPED REAR GARDEN
- THREE BATHROOMS (ONE EN SUITE)
- GUEST WC

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			78
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



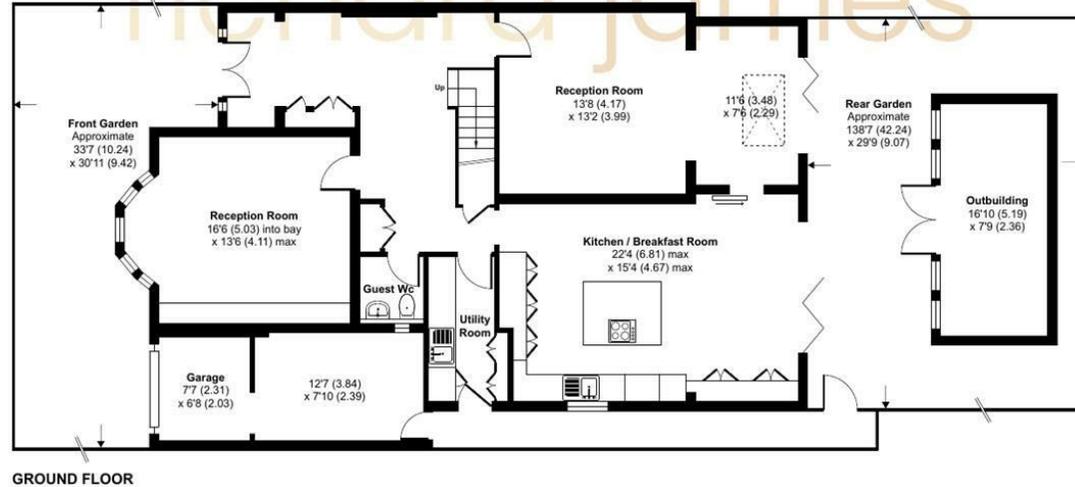
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Approximate Area = 2411 sq ft / 223.9 sq m
 Garage = 151 sq ft / 14 sq m
 Outbuilding = 132 sq ft / 12.2 sq m
 Total = 2694 sq ft / 250.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1120035

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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