



14 Reddings Close, Mill Hill, NW7 4JL

£1,100,000

**richard
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Property Description

A well presented semi detached family home peacefully located in a cul de sac with views from the front towards St Joseph's College Fields.

The house provides versatile accommodation with tremendous scope to extend STPP.

Arranged over two floors only the main body of the house comprises Three Bedrooms, large modern Bathroom, fully fitted Kitchen and double Reception Room. There is a ground floor extension in which there is a further modern Shower Room/guest Wc, Reception Room, Bedroom and further Kitchen. This area could provide work space for someone if needed or would be ideal for guests, teenagers or as guest accommodation.

Externally there is off street parking and rear Garden which wraps around the property complete with shed and storage room.

Council Tax Band G

Sole Agent

Key Features

- VERSATILE SEMI DETACHED FAMILY HOME
- FAMILY BATHROOM
- DOUBLE RECEPTION ROOM
- OFF STREET PARKING
- SCOPE TO EXTEND STPP
- THREE BEDROOMS
- KITCHEN
- ANNEXE WITH BED, REC ROOM, KITCHEN & SHOWER ROOM
- LANDSCAPED REAR GARDEN
- CLOSE TO MILL HILL COUNTY & COURTLAND

Important Information

- **Price:** £1,100,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** C
- **Location:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(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	

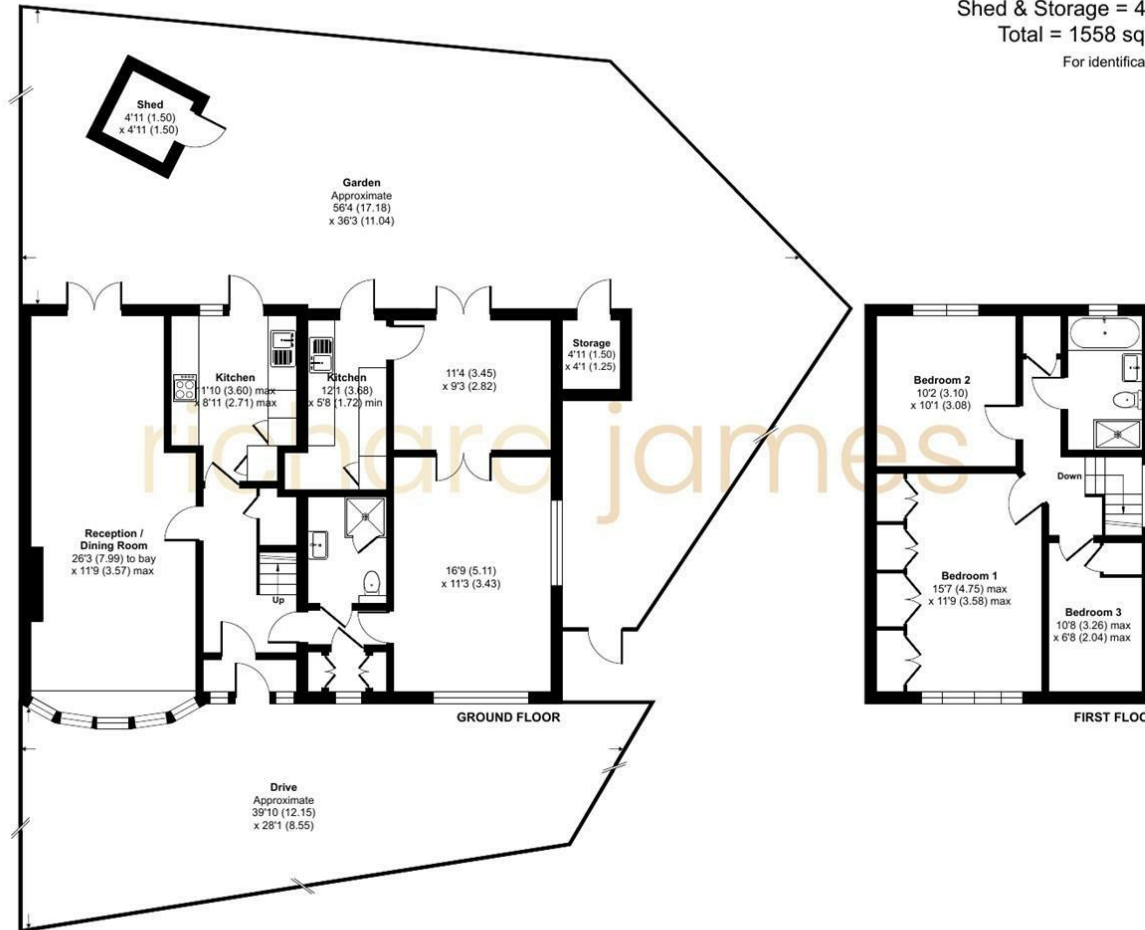


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Approximate Area = 1514 sq ft / 140.6 sq m
 Shed & Storage = 44 sq ft / 4 sq m
 Total = 1558 sq ft / 144.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1130432

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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