



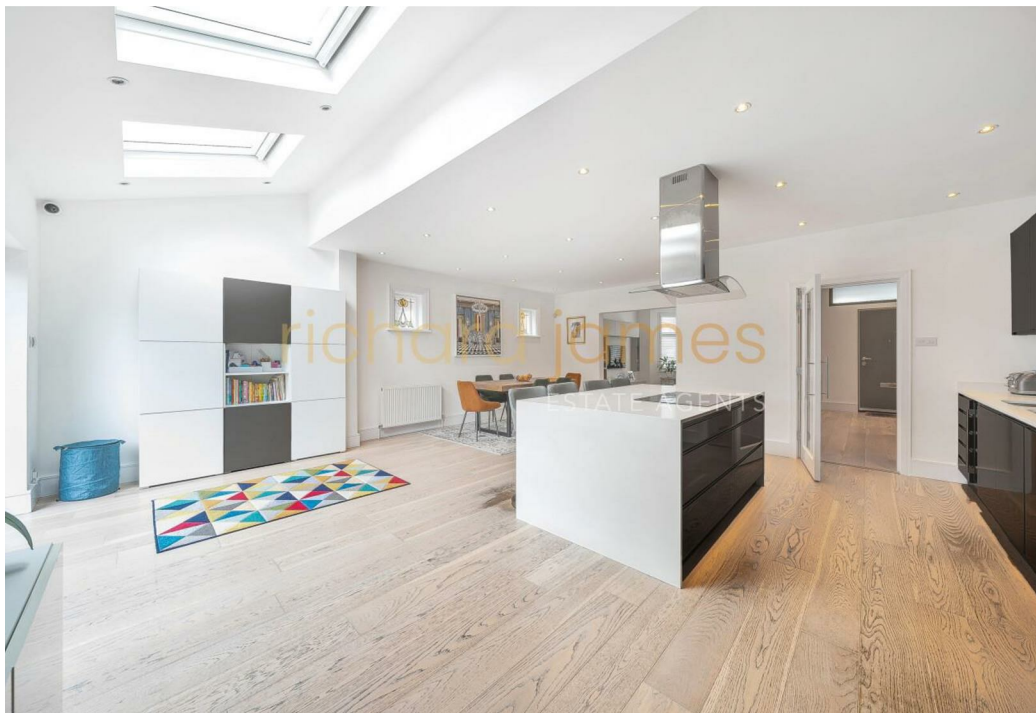
**6 Woodcroft Avenue, Mill Hill, NW7 2AG**

£1,275,000

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## Property Description

Arranged over three floors, 2079 sq ft/193.1 sq m, is this immaculately presented Edwardian semi detached family home.

The house has been considerably improved by the current owners to provide bright, spacious, modern family living whilst retaining a host of period features with wonderful ceiling height. The accommodation includes an outstanding Kitchen/Diner, Six Bedrooms, Three Bathrooms (1 en-suite), large Reception Room and Utility Room/Guest Wc.

Amenities include landscaped rear garden, off street parking and large Outbuilding/shed.

Woodcroft Avenue is close to the numerous shopping and transport facilities at Mill Hill Broadway including Thameslink station. Popular local schools within both private and state sectors are within a short distance as are local green spaces including Woodcroft Park which is immediately adjacent to the house.

## Key Features

- SEMI DETACHED FAMILY HOME
- THREE BATHROOMS ( 1EN-SUITE)
- RECEPTION ROOM
- APPROX 87' LANDSCAPED REAR GARDEN
- CLOSE TO MILL HILL BROADWAY
- SIX BEDROOMS
- STUNNING KITCHEN/LIVING/DINER
- GUEST WC/UTILITY ROOM
- OFF STREET PARKING
- WITHIN EASY REACH OF POPULAR LOCAL SCHOOLS

## Important Information

- **Price:** £1,275,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** C
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



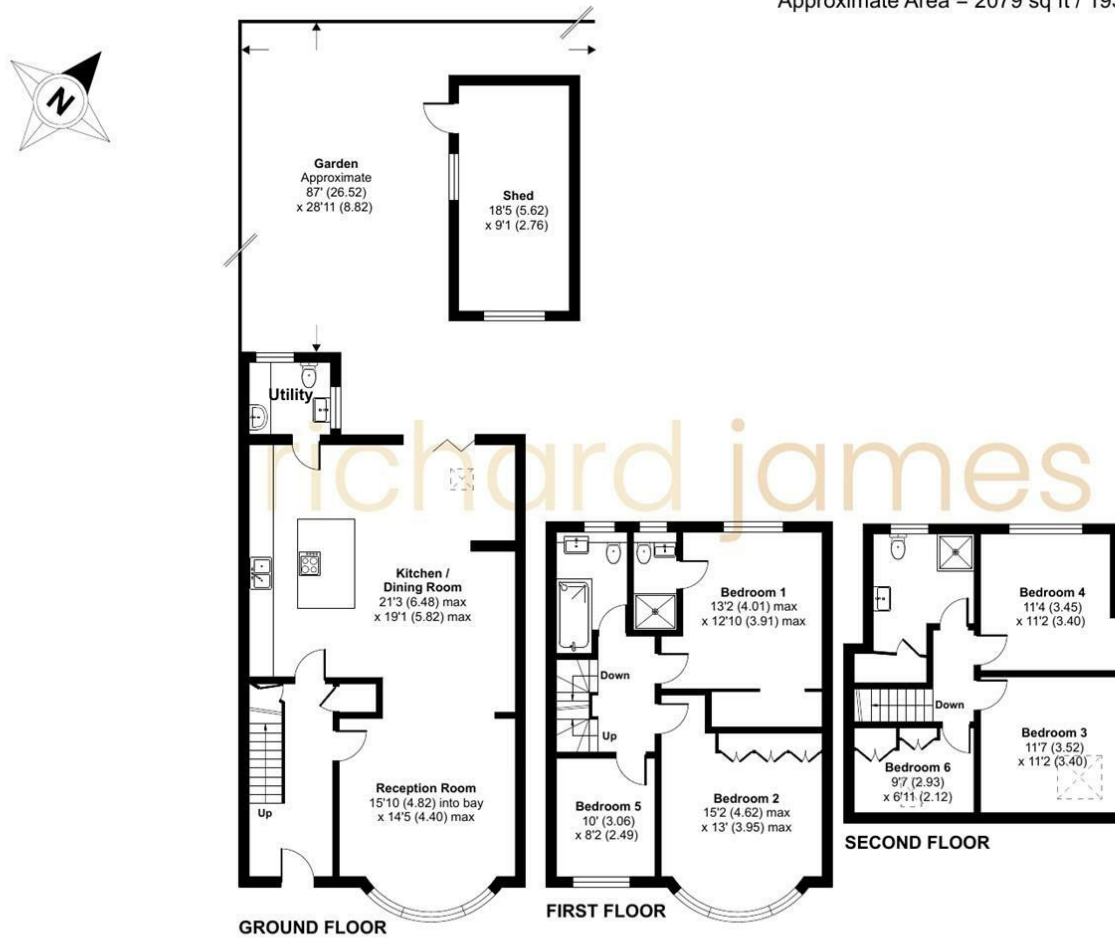
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Approximate Area = 2079 sq ft / 193.1 sq m (excludes outbuilding)

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: 1139025

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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