



64 Sunnyfield, NW7 4RG

£1,675,000

**richard
james**

ESTATE AGENTS

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Property Description

Stunning Modern Family Home with High-End Finishes and Smart Technology

Welcome to your dream home, crafted to perfection in 2011. This exquisite property blends modern sophistication with practical luxury in a tranquil neighbourhood near local schools, perfect for families.

Key Features:

- **Luxurious Living Spaces:** Designed for comfort and elegance, the home features underfloor heating throughout for year-round warmth and coziness.
 - **Mark Wilkinson Kitchen:** At the heart of the home is a Mark Wilkinson kitchen, a masterpiece of craftsmanship. It's a blend of timeless elegance and practical design, catering to every culinary enthusiast.
 - **Energy Efficiency Meets Style:** Triple-glazed doors and windows, combined with solar panels, ensure the home is energy-efficient. The south-facing garden, with designer electric awnings, allows for comfortable outdoor living in all weather.
 - **Smart Home Innovations:** Experience modern living with Lutron intelligent lighting controls and comprehensive smart home and audio cabling, ensuring connectivity and entertainment in every room.
 - **Home Cinema:** Enjoy unparalleled movie nights with the built-in cinema projector, transforming your living room into a private theatre.
 - **Eco-Friendly and Convenient:** The property features a clean wood-burning fire stove for sustainable heating and an integrated car charger for electric vehicle convenience.
 - **Outdoor Oasis:** The south-facing garden is a sunlit retreat, perfect for gatherings, gardening, or relaxation. The designer awnings add both aesthetic appeal and practical shade.
- This home is not just a residence but a lifestyle upgrade, offering modern living with thoughtful design and cutting-edge technologies. Don't miss your chance to own this remarkable property.



Key Features

- DETACHED FAMILY HOUSE
- THREE BATHROOMS (2 EN-SUITE)
- TV/CINEMA ROOM
- GUEST WC/SHOWER ROOM
- OFF STREET PARKING COMPLETE WITH ELECTRIC CHARGING POINT
- FOUR BEDROOMS
- LARGE KITCHEN/LIVING/DINER
- UTILITY ROOM
- SOUTHERLY FACING REAR GARDEN WITH GARDEN ROOM
- SOLAR PANELS

Important Information

- **Price:** £1,675,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** B
- **Locaton:** Mill Hill

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	87
(69-80) C			
(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	







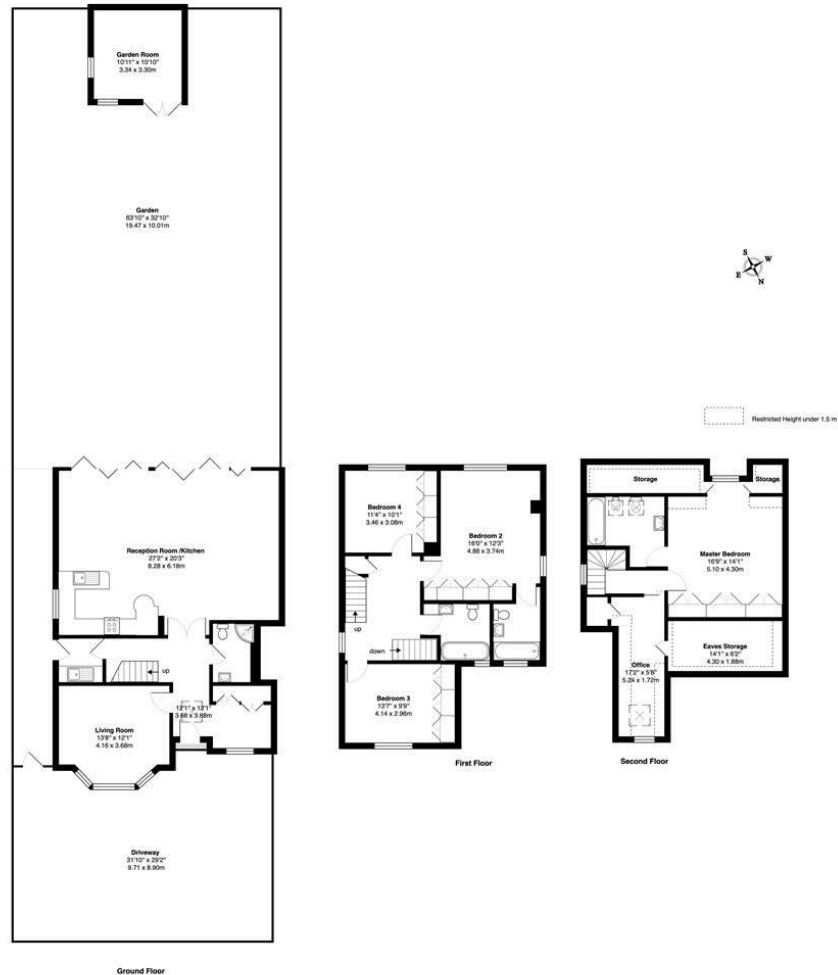
Sunnyfield NW7

Total Gross Area: 2285 sq' ... 210.4 m²
(excluding garden room, including restricted height)

Ground Floor Area: 937 sq' ... 87.1 m²

First Floor Area: 702 sq' ... 65.2 m²

Second Floor Area: 626 sq' ... 58.1 m²



All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

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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