



37 Woodcroft Avenue, Mill Hill, NW7 2AH

£1,300,000

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james**

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Property Description

A well presented detached family home constructed circa 1970 and located on one of Mill Hill's most sought after turnings with close proximity to The Broadway.

Spread over 2144 sq ft/199 sqm, the house is well laid out over two floors only offering scope to an incoming purchaser to extend, if necessary and subject to the usual necessary consents.

Currently there are Five Bedrooms, Two Bathrooms (1 en-suite), large fully fitted Kitchen, Two/Three Reception Rooms, Study, Utility Room and guest Wc. Additionally the house has a large boarded loft with electricity supply.

Externally there is a wonderful 84' rear Garden with a southerly aspect, off street parking and integral Garage.

Woodcroft Avenue is very well placed for popular local schools in both state and private sectors. Local shopping, parkland, places of worship, transport links including Thameslink Station are all also within close proximity.

Council tax band G

Sole Agent



Key Features

- DETACHED FAMILY HOME
- TWO BATHROOMS (1 EN-SUITE)
- TWO/THREE RECEPTION ROOMS
- APPROX 84' SOUTHERLY FACING REAR GARDEN
- EASY REACH TO SHOPS AND TRANSPORT
- FIVE BEDROOMS
- FULLY FITTED KITCHEN
- STUDY
- OFF STREET PARKING & INTEGRAL GARAGE
- CLOSE TO POPULAR LOCAL SCHOOLS

Important Information

- **Price:** £1,300,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** C
- **Locaton:** London

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		69	
(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	

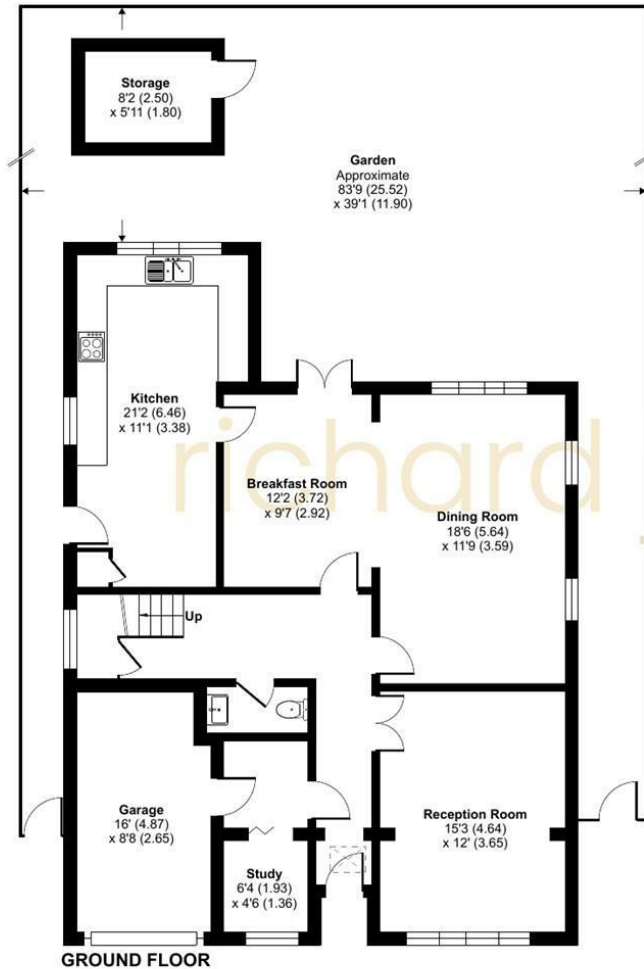






Approximate Area = 2144 sq ft / 199 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Richard James Estate Agents Ltd. REF: 1176680

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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