



40 Longfield Avenue, Mill Hill, NW7 2EG

£749,950

**richard
james**

ESTATE AGENTS

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Property Description

An immaculately presented chalet Bungalow situated in a popular residential turning off Page Street, close to popular local schools and approximately 1.2 miles from Mill Hill Broadway's shops and Thameslink Station.

The house has been extended and improved by the current owners and now provides bright, well planned, family living over two floors, to include Three Bedrooms, family Bathroom and a wonderful open plan Kitchen/Family/Dining Room, Two Further Reception Rooms and guest Wc.

Externally there is off street parking for two cars and mature rear Garden.

Council Tax Band - E

Sole Agent

Key Features

- CHALET BUNGALOW
- LANDSCAPED REAR GARDEN
- THREE BEDROOMS
- KITCHEN / BREAKFAST ROOM
- OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES
- TWO RECEPTION ROOMS
- GUEST WC

Important Information

- **Price:** £749,950
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



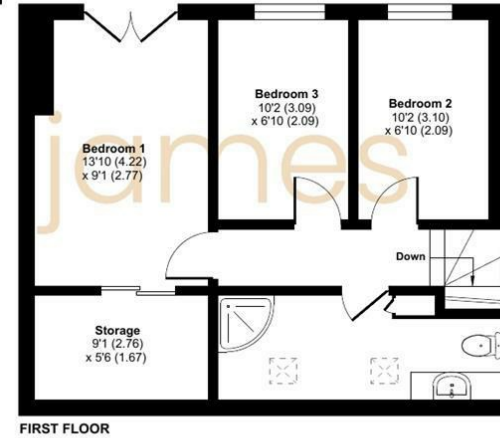
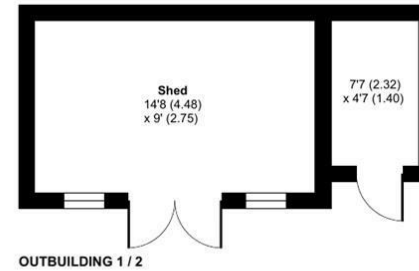






Approximate Area = 1196 sq ft / 111.1 sq m (excludes outbuildings)

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: 1154361

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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