



**60 Chalet Estate, Hammers Lane, Mill Hill, NW7 4DL**  
£399,999 Offers Over

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james**  
ESTATE AGENTS

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## Property Description

Offered for sale with no upper chain is this well presented Two Bedroom semi detached bungalow set on this beautiful landscaped development exclusive to the over 55's and within approximately 3/4 of a mile from Mill Hill Broadway.

The property benefits from a fitted Kitchen/Breakfast Room, Reception/Dining Room, Separate Bathroom, Front and Rear Communal Gardens and Reserved Parking space.

Situated just off Hammers Lane, moments from Mill Hill Park and Arrandene Open Space, the house is also within easy reach of the shops, restaurants and transport links at Mill Hill Broadway.

Council Tax Band C


Sole Agent

## Key Features

- CHALET BUNGALOW
- FULLY FITTED KITCHEN/BREAKFAST ROOM
- FULLY FITTED BATHROOM
- OVER 55'S DEVELOPMENT
- COMMUNAL FRONT AND REAR GARDENS
- TWO BEDROOMS
- LIVING ROOM
- RESERVED PARKING SPACE
- CHAIN FREE
- WITHIN CLOSE PROXIMITY OF MILL HILL PARK AND ARRANDENE OPEN SPACE

## Important Information

- **Price:** £399,999
- **Tenure:** Leasehold
- **Council Tax Band:** C
- **EPC:** E
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







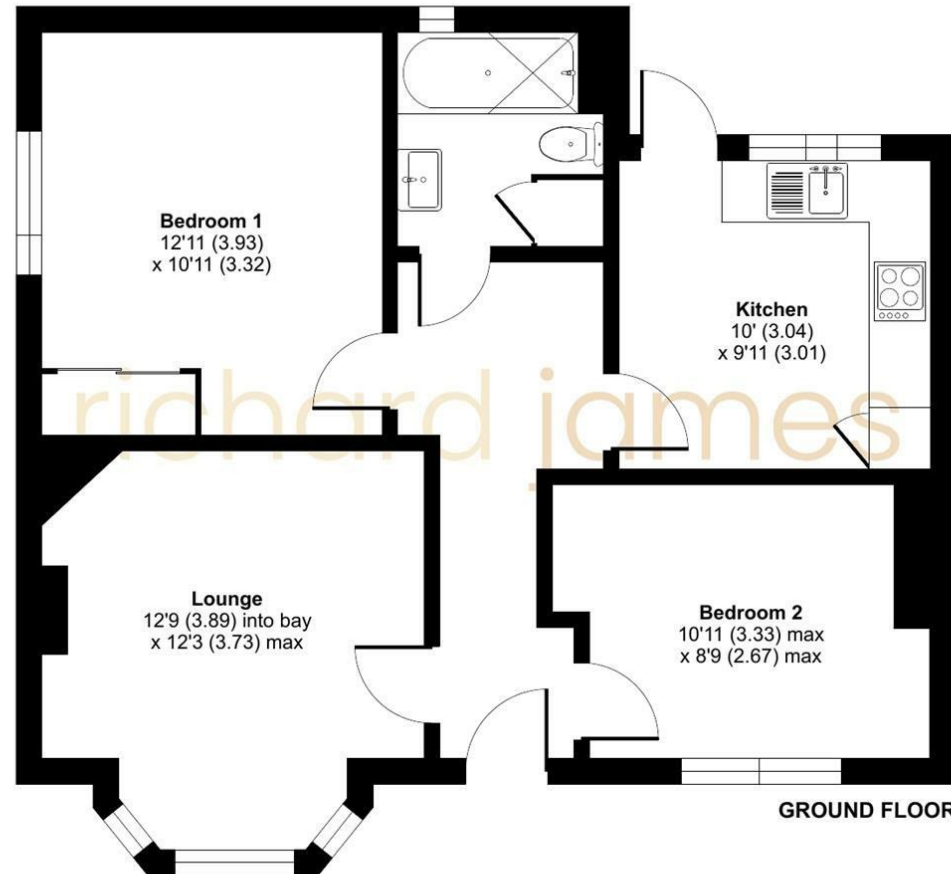






Approximate Area = 637 sq ft / 59.2 sq m

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: 1207458

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 particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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