



**172 Holders Hill Road, NW7 1LU**

£1,295,000 POA

**richard  
james**

ESTATE AGENTS

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## Property Description

A beautifully presented 2798 sqft / 259.9 sqm four Bedroom, three bathroom (2 en suite) detached family home situated within walking distance to local shops and convenient for Mill Hill East Northern Line tube station, Virgin Health Club and Waitrose.

The spacious accommodation, which is arranged over three floors, comprises two reception rooms, guest cloakroom, study / tv / playroom, kitchen/breakfast room and utility room to the ground floor.

The first floor offers a large master bedroom suite with en suite bathroom, two further bedrooms, and a family bathroom the top floor provides a stunning bedroom suite with en suite shower room and magnificent views over allotments and Dollis Valley Nature Walk.

Externally there is off street parking for two cars, part garage storage and a south east facing landscaped rear garden which backs onto allotments and Dollis Valley Nature Walk and benefits from a large patio area with steps down to the well maintained lawn with a sunken hot tub.

The whole house has sonos sound system, air conditioning to downstairs, master bedroom / 2nd floor and under floor heating to all bathrooms.

There is scope for various extensions STPP.

## Key Features

- DETACHED FAMILY HOUSE
- LANDSCAPED REAR GARDEN WITH HOT TUB
- KITCHEN / BREAKFAST ROOM
- GUEST WC
- STUDY / PLAYROOM
- OFF STREET PARKING FOR TWO CARS
- CLOST TO LOCAL AMENITIES
- UTILITY ROOM
- TWO RECEPTION ROOMS
- FOUR BEDROOMS / THREE BATHROOMS

## Important Information

- **Price:** £1,295,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	









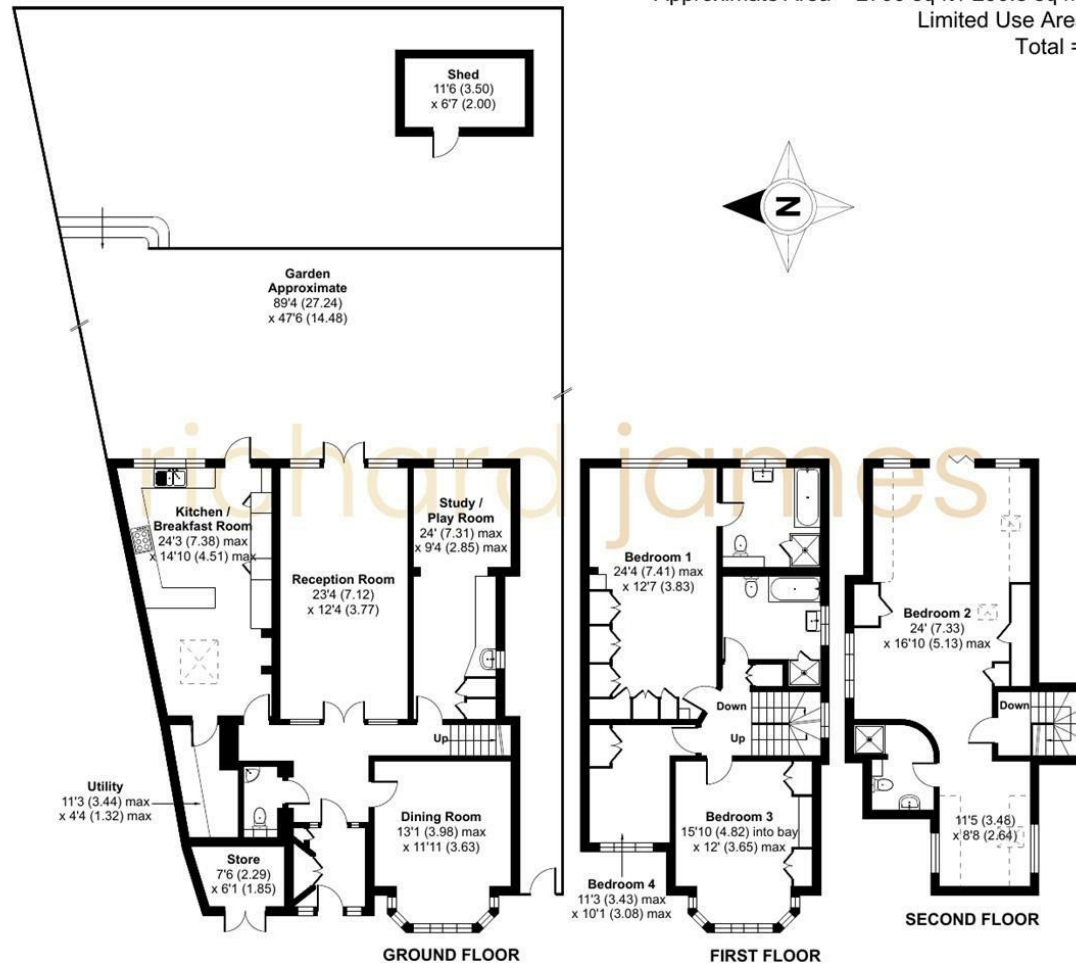






Approximate Area = 2700 sq ft / 250.8 sq m (excludes outbuildings)  
 Limited Use Area(s) = 98 sq ft / 9.1 sq m  
 Total = 2798 sq ft / 259.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1205483

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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