



**60 Millway, NW7 3RA**

**£1,450,000**

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james**  
ESTATE AGENTS

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## Property Description

An immaculately presented semi detached family home located in one of Mill Hill's most sought after turnings within close proximity of the shopping and transport amenities at Mill Hill Broadway, including Thameslink Station.

Having been refurbished and extended the house provides bright, generous, well planned modern family accommodation, approximately 2036 sqft / 189 sqm to include Four Bedrooms, Two Bathrooms (one en-suite), Two Reception Rooms, a Kitchen/Family/Dining area with doors leading onto the landscaped rear Garden, Utility Room and Guest Wc.

Externally there is a landscaped rear Garden is complete with an outhouse (currently used as an office), off street parking and Garage.


There is scope for various extensions stpp

## Key Features

- LARGE SEMI DETACHED FAMILY HOME
- TWO BATHROOMS (1 EN-SUITE)
- OPEN PLAN KITCHEN/LIVING/DINING ROOM
- UTILITY ROOM
- OFF STREET PARKING
- FOUR BEDROOMS
- TV/FAMILY ROOM
- OFFICE/OUTHOUSE
- GUEST WC
- LANDSCAPED REAR GARDEN

## Important Information

- **Price:** £1,450,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Locaton:** Mill Hill

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

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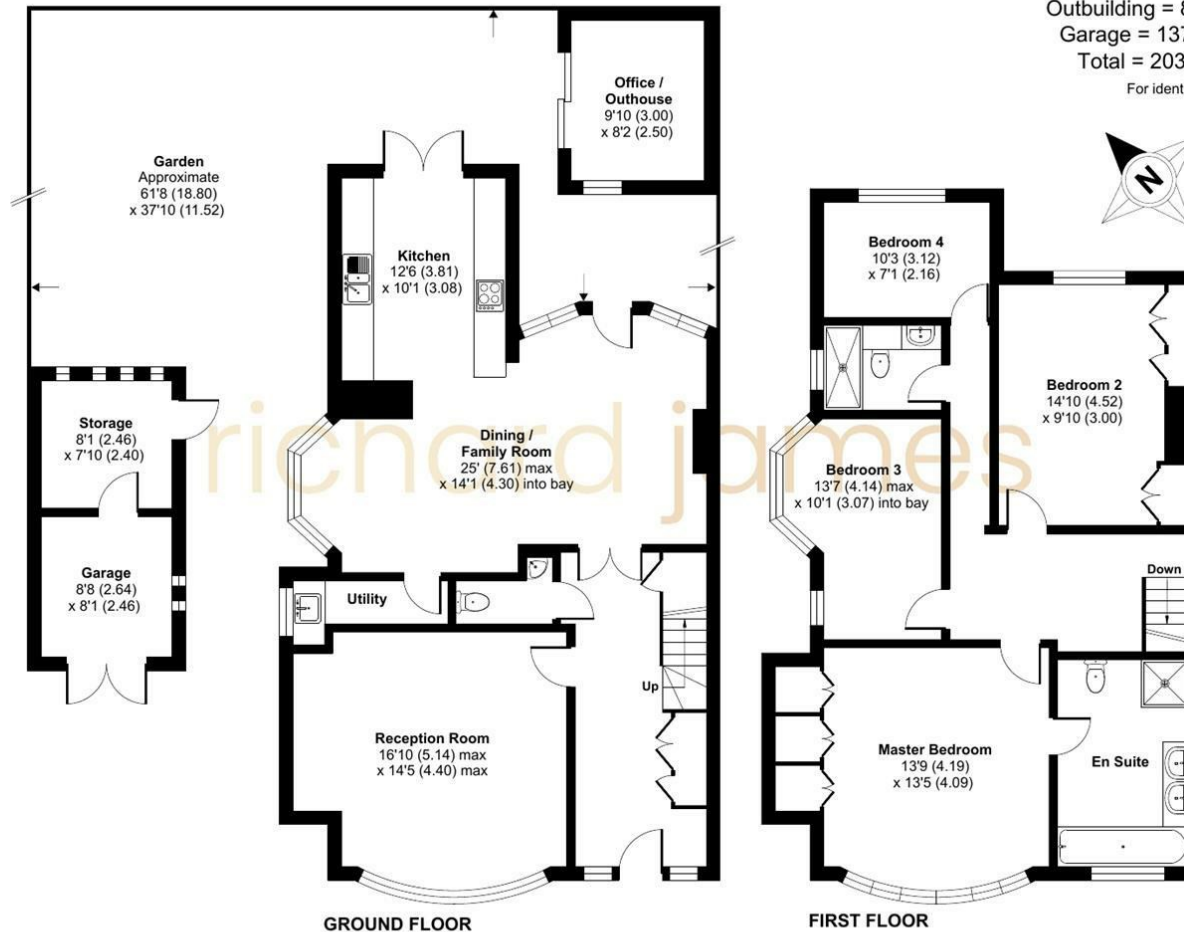






Approximate Area = 1818 sq ft / 168.8 sq m  
 Outbuilding = 81 sq ft / 7.5 sq m  
 Garage = 137 sq ft / 12.7 sq m  
 Total = 2036 sq ft / 189 sq m

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: 1134952

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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