



151 Hale Drive, NW7 3EJ
£850,000

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Property Description

A well presented semi detached family house situated within close proximity of popular local schools including Mathilda Marks Kennedy and Deansbrook Junior School.

Arranged over three floors, 1518 sq ft and 140.9 sq m the accommodation is comprised of a wonderful Principal Bedroom with en-suite Shower room, Three Bedrooms, Family Bathroom, Kitchen/Breakfast Room, Double Reception Rooms and guest Wc.

Amenities include off street parking for two cars and south west facing rear Garden.

The property is extremely well located close to Mill Hill Broadway with its trendy coffee shops, fashionable boutiques, places of worship and transport links, including Thameslink Station.

Council tax band E

Sole Agent

Key Features

- SEMI DETACHED HOUSE
- TWO BATHROOMS (ONE EN-SUITE)
- GUEST WC
- SOUTH FACING REAR GARDEN
- POTENTIAL TO EXTEND FURTHER (STPP)
- FOUR BEDROOMS
- FULLY FITTED KITCHEN
- LARGE RECEPTION/DINING ROOM
- OFF STREET PARKING
- APPROX 0.8 MILE TO THE BROADWAY

Important Information

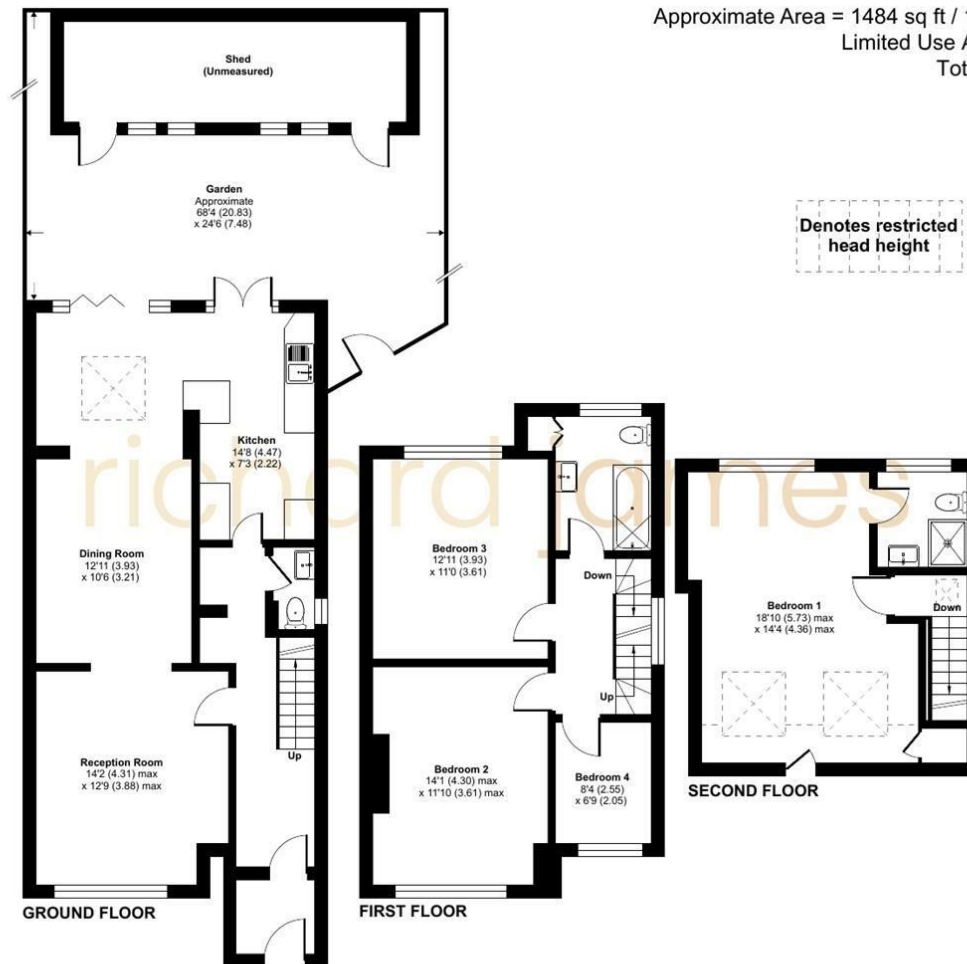
- **Price:** £850,000
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(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 = 1484 sq ft / 137.8 sq m (excludes shed)
 Limited Use Area(s) = 34 sq ft / 3.1 sq m
 Total = 1518 sq ft / 140.9 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). © nichecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1222390

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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