



**22 Brancaster Drive, Mill Hill, NW7 2SJ**

**£625,000**

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james**  
ESTATE AGENTS

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## Property Description

A modern well presented semi detached house, situated in a cul-de-sac on the popular Burlington Heights development, approximately one and a half miles from Mill Hill Broadway's shopping facilities and Thameslink Station.

The property comprises Reception Room, fitted Kitchen/Breakfast room, Three Bedrooms, Bathroom and guest Wc.

The house benefits from an integral Garage which could easily be converted into additional living space if needed, landscaped rear Garden and off street parking for one car.

Council tax band F

Sole Agent

## Key Features

- THREE BEDROOMS
- TWO BATHROOMS (1 EN-SUITE)
- RECEPTION ROOM
- KITCHEN/BREAKFAST ROOM
- CUL DE SAC LOCATION
- INTEGRAL GARAGE SUITABLE FOR CONVERSION
- LANDSCAPED REAR GARDEN
- OFF STREET PARKING

## Important Information

- **Price:** £625,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** C
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(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		
England & Wales		
EU Directive 2002/91/EC		









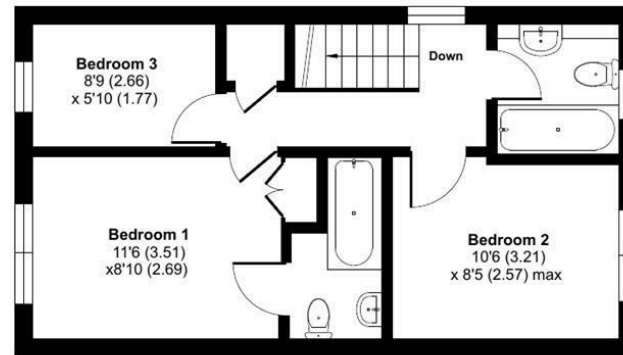




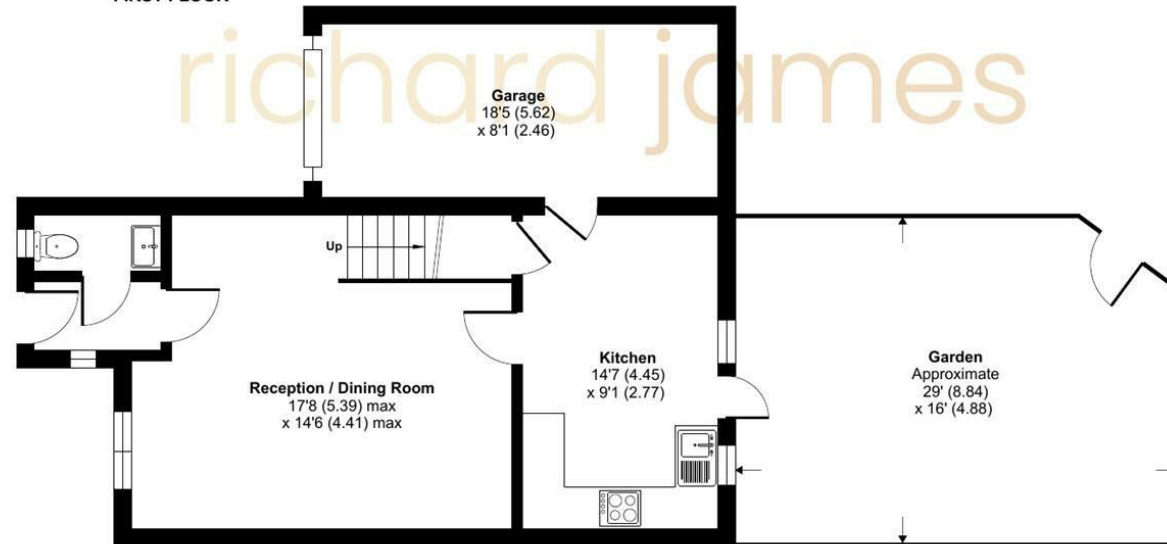


Approximate Area = 973 sq ft / 90.3 sq m (including garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Richard James Estate Agents Ltd. REF: 1265197

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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