



**32 Guardhouse Way, NW7 1FX**

**£1,095,000**

**richard  
james**  
ESTATE AGENTS

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## Property Description

An immaculately presented 2065 sq ft / 191.8 sq m chain free end of terrace family home set on the sought after popular Millbrook Park development.

Built approximately 9 years ago by Linden Homes, the house is arranged over 3 floors and provides bright modern, family accommodation to include Principal bedroom suite with dressing area and en suite bathroom, three further bedrooms, two further bathrooms (both en suite) Reception Room, Kitchen/breakfast room, Utility room and Guest wc.

Amenities include garage, off street parking, air conditioning to principal rooms south facing rear garden, south facing Balcony and balance of NHBC warranty.

Guardhouse Way is conveniently located for Mill Hill East tube station, Waitrose Supermarket & Virgin Active Gym and close to several sought after schools.

Council tax band G

Sole Agent

## Key Features

- MODERN FAMILY HOME
- GARAGE
- AIR CONDITONG TO PRINCIPAL ROOMS
- CHAIN FREE
- GUEST WC
- OFF STREET PARKING
- LANDSCAPED REAR GARDEN
- FOUR BEDROOMS
- THREE BATHROOMS (TWO EN SUITE)
- UTILITY ROOM

## Important Information

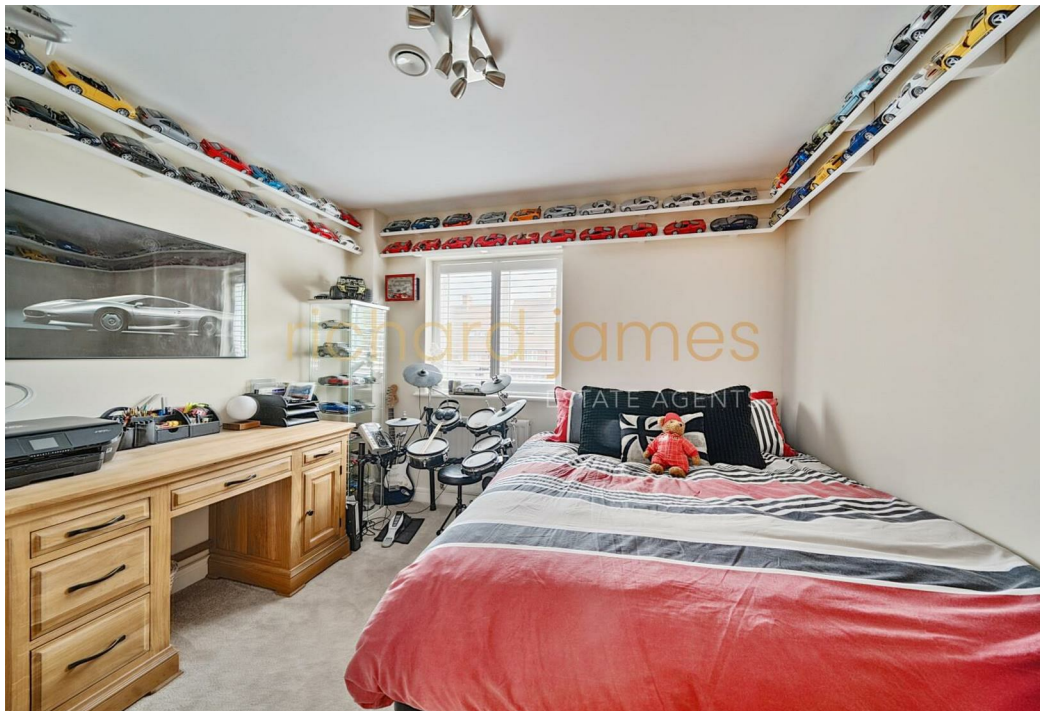
- **Price:** £1,095,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** B
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	87	
(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		
England & Wales		EU Directive 2002/91/EC















Approximate Area = 2065 sq ft / 191.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Richard James Estate Agents Ltd. REF: 1281641

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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