

32 Guardhouse Way, NW7 1FX £1,095,000

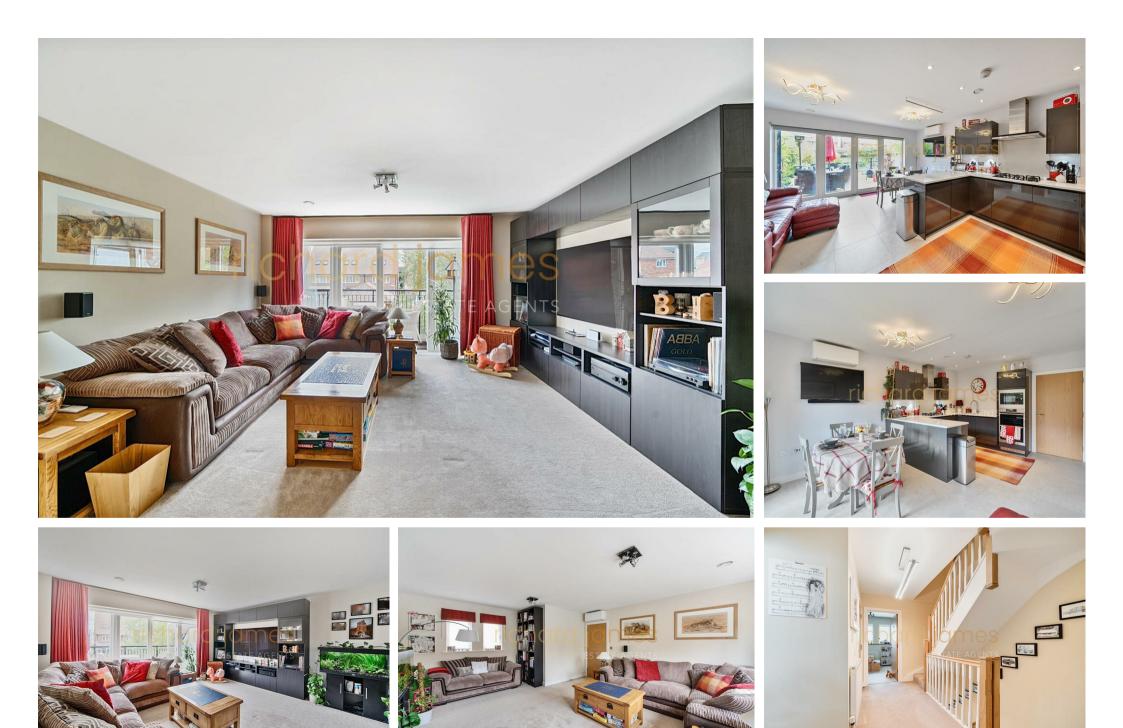


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Property Description

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

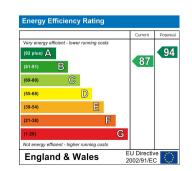
Key Features

- MODERN FAMILY HOME
- GARAGE
- AIR CONDTIONG 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
- \bullet Council Tax Band: ${\sf G}$
- **EPC:** B
- Locaton: London



















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 LLC, REF: 1281641

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