



**50 Woodcroft Avenue, NW7 2AG**

**£1,075,000**

**richard  
james**  
ESTATE AGENTS

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## Property Description

A wonderful opportunity to purchase this chain free detached family home set within easy reach of the amenities at Mill Hill Broadway.

Spread over 2084 sq ft/194 sqm, the house is well laid out over two floors offering scope to an incoming purchaser to extend, if necessary and subject to the usual necessary consents.

Currently there are Four Bedrooms, a large family Bathroom, fully fitted Kitchen/Breakfast Room, Two Reception Rooms, Utility Room, Garage and guest Wc.

Externally there is off street parking and a wonderful westerly facing mature garden which extends to approximately 82'/25m.

Woodcroft Avenue is very well placed for popular local schools in both state and private sectors. Local shopping, parkland,

## Key Features

- FOUR BEDROOMS
- KITCHEN
- GUEST WC
- CHAIN FREE
- CLOSE TO SHOPS AND TRANSPORT
- TWO RECEPTION ROOMS
- UTILITY ROOM
- OFF STREET PARKING
- APPROXIMATELY 85' REAR GARDEN
- POTENTIAL TO EXTEND STPP

## Important Information

- **Price:** £1,075,000
- **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>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>60</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	











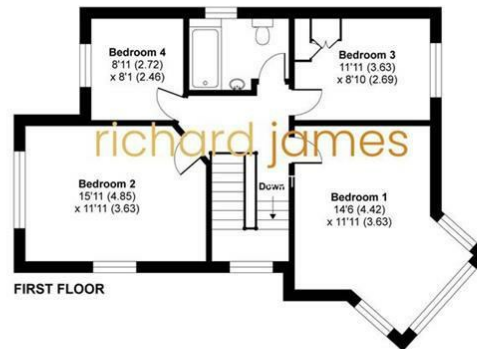




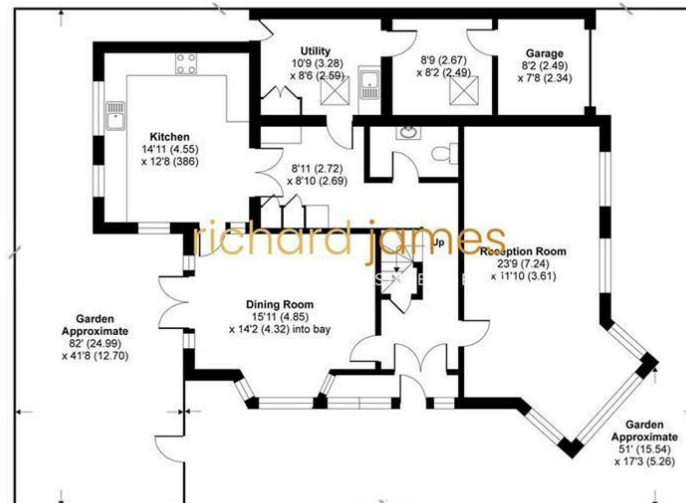
## Woodcroft Avenue, London, NW7

Approximate Area = 2084 sq ft / 193.6 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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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