



31 Victoria Road, NW7 4SA

£1,195,000

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ESTATE AGENTS

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Property Description

Backing directly onto St Joseph's college fields is this immaculately presented semi detached, Four bedrooms, Two bathrooms (one en suite shower room) family home located within a sought after leafy cul de sac, moments from Mill Hill Broadway.

The house has been extended and refurbished in recent years and provides bright well planned accommodation over three floors and includes a stunning Kitchen/Family/Diner, Tv/Family Room, Utility Room & Guest Wc.

Externally there is a delightful rear garden extending to approximately 65' with wonderful rolling green views over fields and off street parking for two cars with an electric charging point.

Victoria Road is close to numerous transport and shopping amenities, Mill Hill Park, Arrandene open space and various local schools, including Etz Chaim Primary School.

Council tax band H

Sole Agent

Key Features

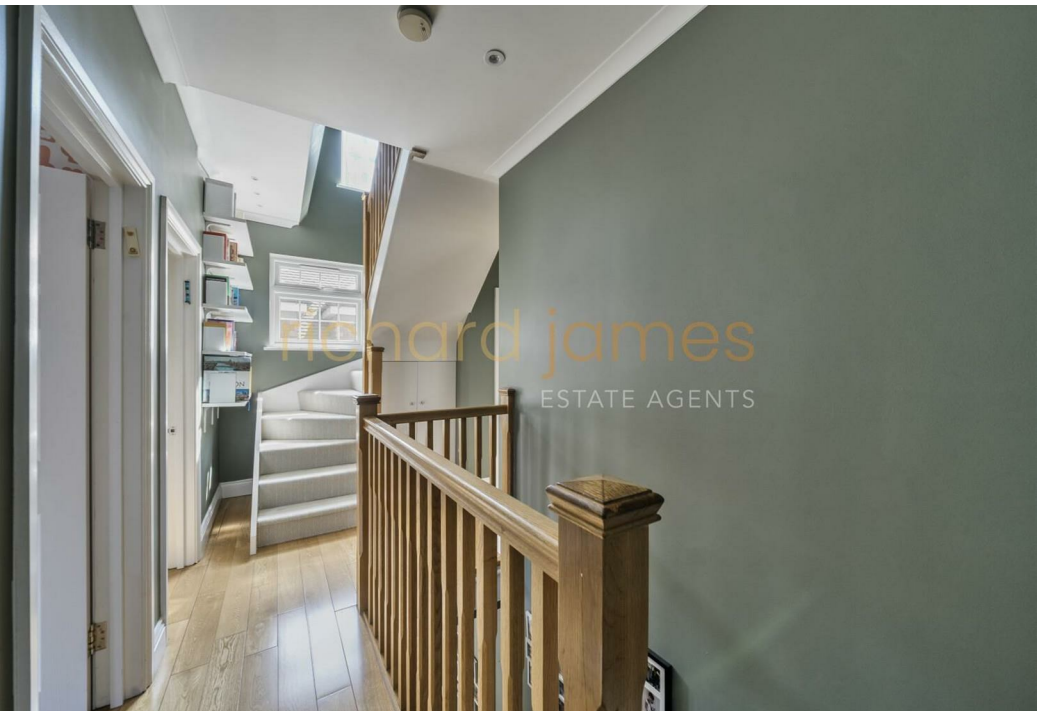
- FAMILY HOME
- LANDSCAPED REAR GARDEN
- FOUR BEDROOMS
- GUEST WC
- TWO RECEPTION ROOMS
- OFF STREET PARKING FOR TWO CARS
- STUNNING VIEWS OVER ST JOSEPH COLLEGE FIELDS
- TWO BATHROOMS (ONE EN SUITE)
- CLOSE TO LOCAL AMENITIES
- KITCHEN / BREAKFAST ROOM

Important Information

- **Price:** £1,195,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** C
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(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	

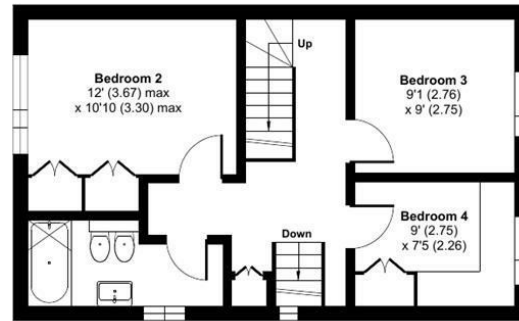




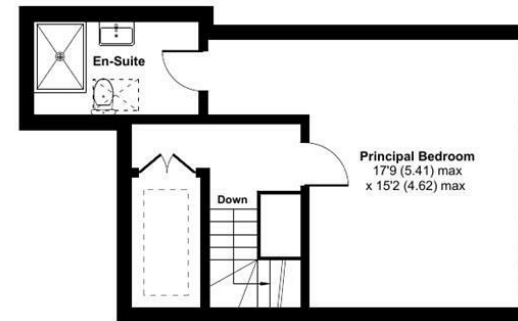


Approximate Area = 1637 sq ft / 152 sq m (including limited use area & excludes shed)

For identification only - Not to scale

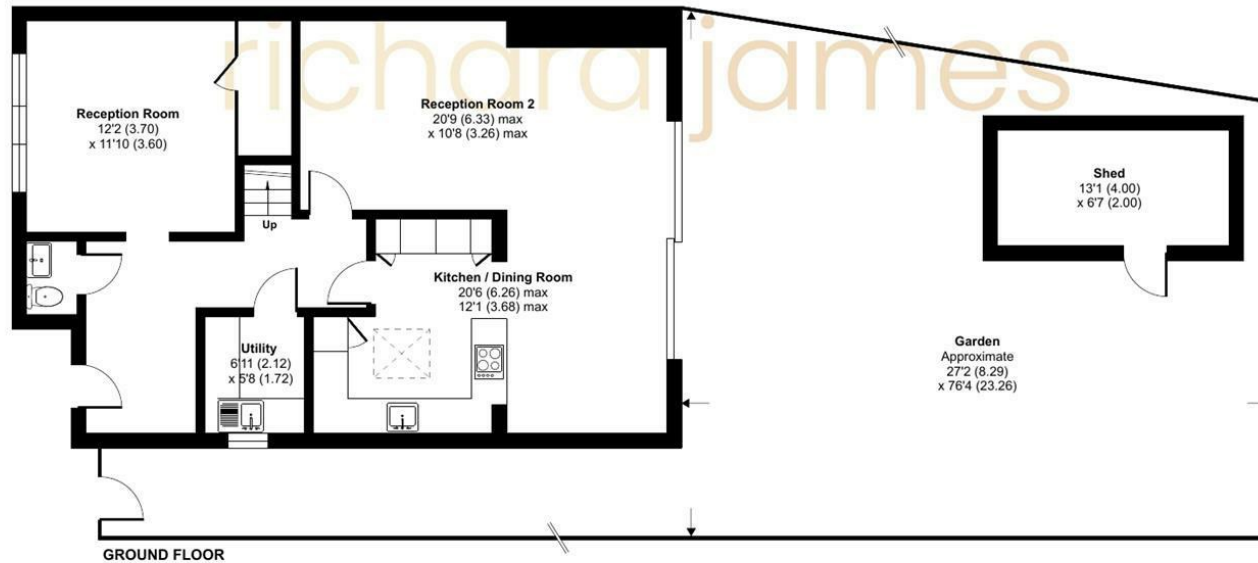


FIRST FLOOR



SECOND FLOOR

Denotes restricted
head height



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Richard James Estate Agents Ltd. REF: 1296814

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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