



Frith Manor Cottage Partingdale Lane, NW7 1NT
£749,950

**richard
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Property Description

A beautifully presented Two double Bedroom picturesque cottage set in a tranquil setting backing onto Greenbelt within close proximity of transport facilities including Mill Hill East underground station, excellent schools, shops and restaurants.

The accommodation includes modern fully fitted Kitchen with granite worktops, Reception Room, Conservatory and a beautifully appointed four piece Bathroom.

Externally there is a rear garden with side access and stunning views over greenbelt.

Council tax band D

Sole Agent

Key Features

- PICTURESQUE COTTAGE
- TWO DOUBLE BEDROOMS
- RECEPTION ROOM
- FULLY FITTED KITCHEN
- CONSERVATORY
- WELL APPOINTED 4 PIECE BATHROOM
- LARGE REAR GARDEN BACKING ONTO GREENBELT
- SOUGHT AFTER LOCATION
- WITHIN EASY REACH OF MILL HILL EAST STATION

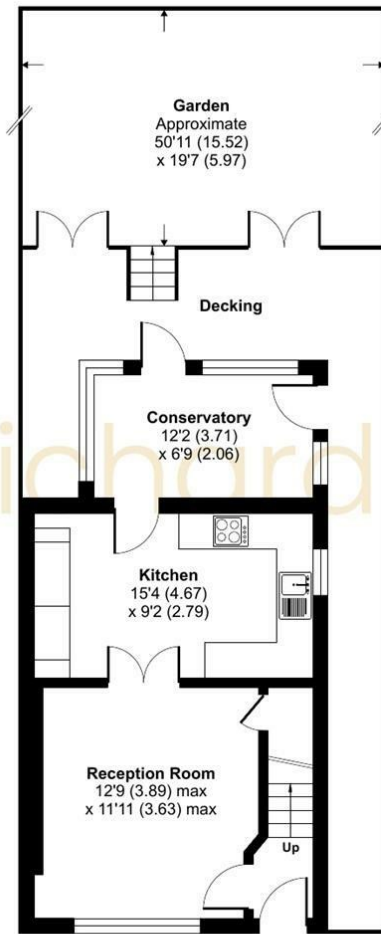
Important Information

- **Price:** £749,950
- **Tenure:** Freehold
- **Council Tax Band:** D
- **EPC:** D
- **Locaton:** Mill Hill Village

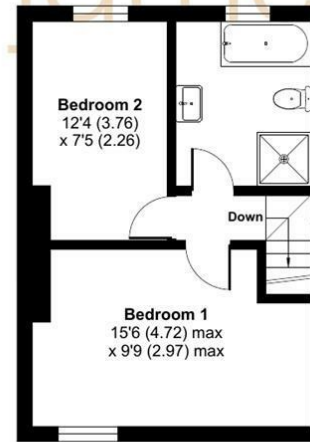
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Approximate Area = 791 sq ft / 73.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Richard James Estate Agents Ltd. REF: 1089423

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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