



**32 Worcester Crescent, NW7 4LL**

**£1,150,000**

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james**  
ESTATE AGENTS

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## Property Description

An extended, well presented semi detached family house backing onto Greenbelt land in a sought after location within close proximity of both Courtland and Mill Hill County Schools.

Arranged over 2076sq ft/192.9 sq m the accommodation comprises Principal Bedroom suite with en-suite Dressing Room and Bathroom, Three further Bedrooms, Family Bathroom, versatile entertaining space, utility room and Guest Wc.

The house was extensively refurbished in 2007/2008 and is now offered for sale with no upper chain with underfloor heating in tiled areas and plumbed for air conditioning.

Externally there is off street parking for 2 cars and a landscaped southerly facing rear Garden extending to approximately 77.


Worcester Crescent is approximately 1 mile from the numerous amenities at Mill Hill Broadway, including Thameslink Station.

## Key Features

- SEMI DETACHED FAMILY HOME
- PRINCIPAL BEDROOM WITH EN-SUITE DRESSING ROOM & BATHROOM
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- L SHAPED LIVING/KITCHEN/DINER
- TV/FAMILY ROOM
- LARGE ENTRANCE HALL
- UTILITY ROOM & GUEST WC
- SOUTHERLY FACING REAR GARDEN BACKING ONTO GREENBELT LAND
- OFF STREET PARKING

## Important Information

- **Price:** £1,150,000
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** C
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>73</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 	

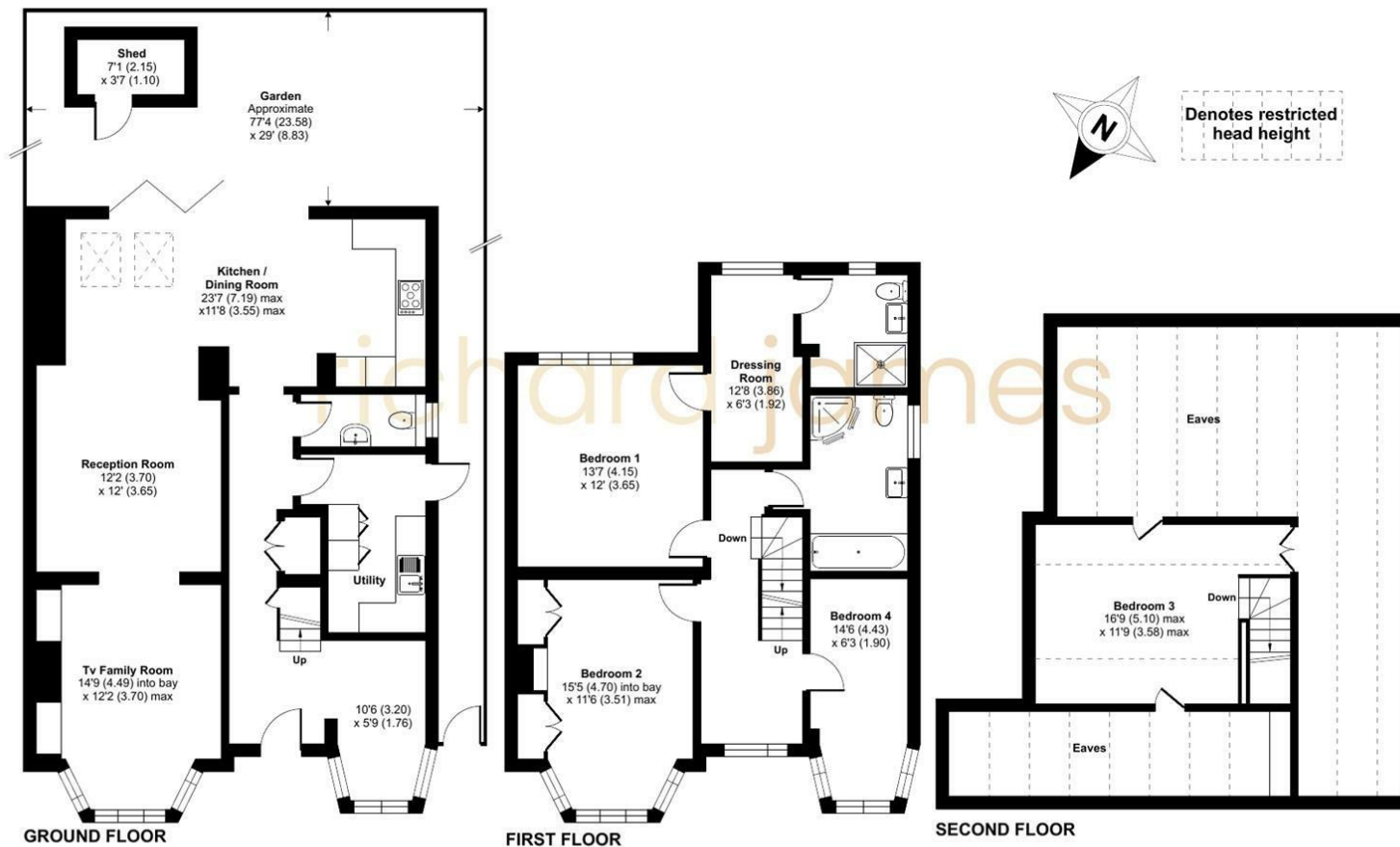






Approximate Area = 2076 sq ft / 192.9 sq m (excludes outbuilding)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1179465

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 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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