



72 Sunnyfield, NW7 4RG

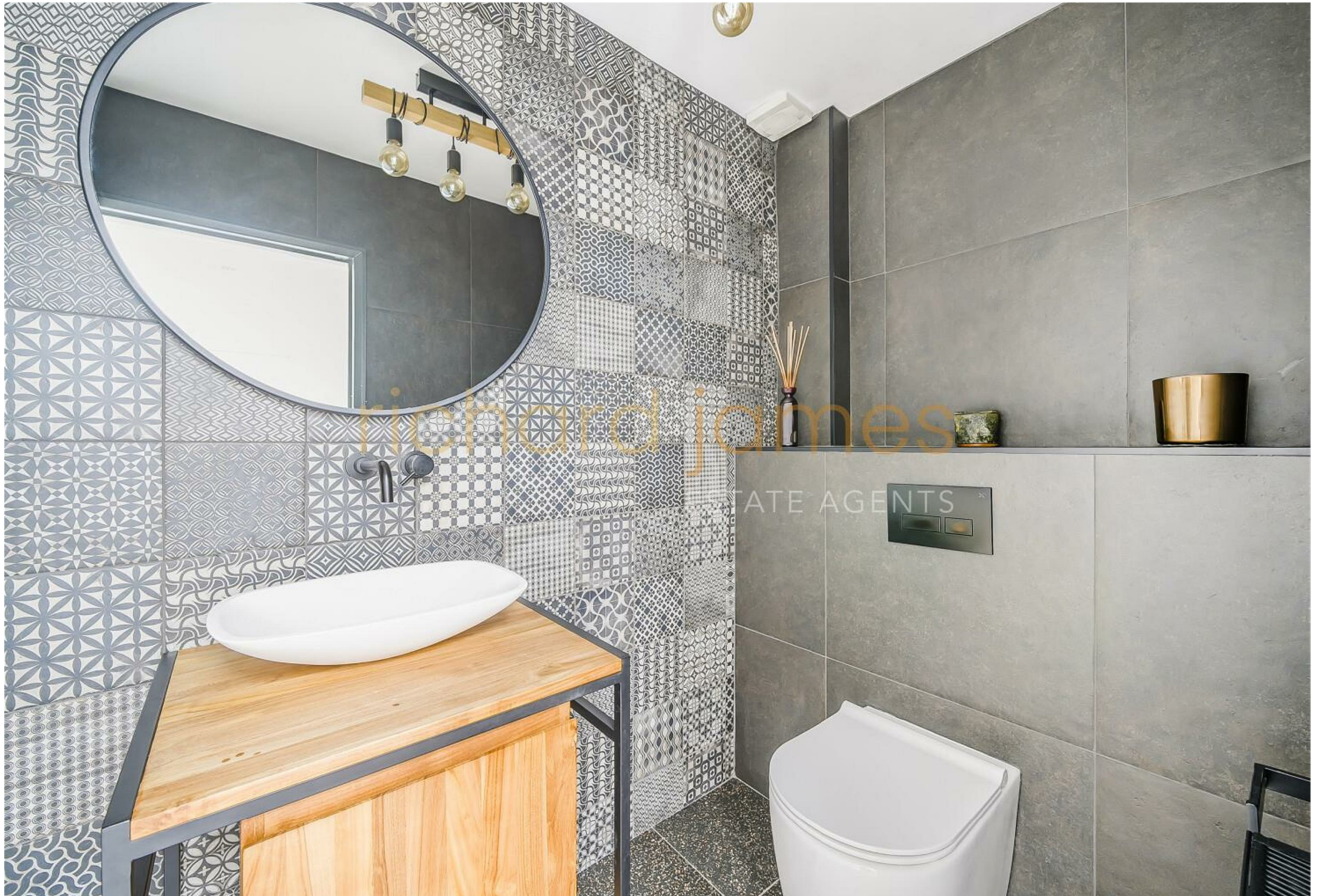
£1,095,000

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Property Description

A well presented semi-detached family set on one of Mill Hill's most sought after turnings within easy reach of the numerous amenities at Mill Hill Broadway including the Thameslink station.

The house has been extended and improved by the current owners and features an outstanding air conditioned Principal Bedroom suite with en-suite Dressing Room and Bathroom, Three further Bedrooms and family Bathroom.

The ground floor comprises large Reception/Dining Room, Kitchen/Diner, Utility Room, stunning guest Wc and storage area.

Externally there is a southerly facing rear Garden which extends to approximately 90' and off street parking for 2 cars.

Council Tax Band F

Sole Agent

Key Features

- SEMI DETACHED FAMILY HOME
- AIR CONDITIONED PRINCIPAL BEDROOM WITH DRESSING & SHOWER ROOM
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- KITCHEN/BREAKFAST ROOM
- DOUBLE LENGTH RECEPTION/DINING ROOM
- UTILITY ROOM
- GUEST WC
- SOUTHERLY FACING REAR GARDEN
- OFF STREET PARKING

Important Information

- **Price:** £1,095,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** C
- **Locaton:** Mill Hill

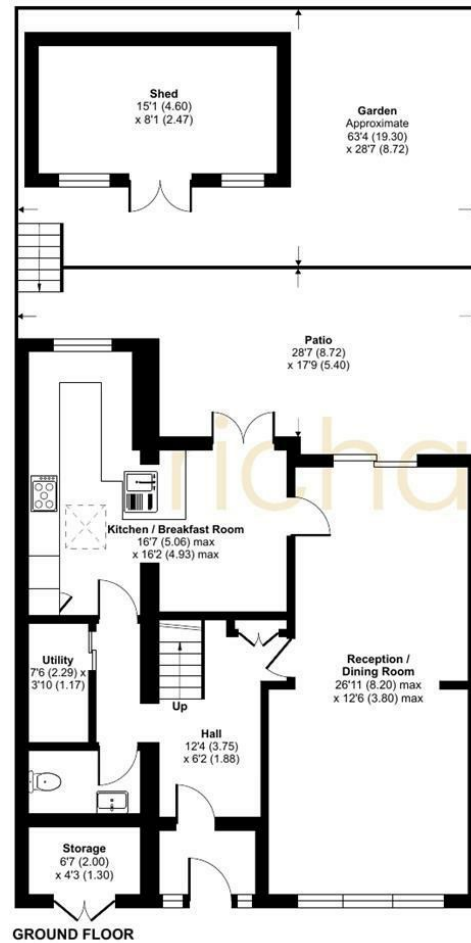
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



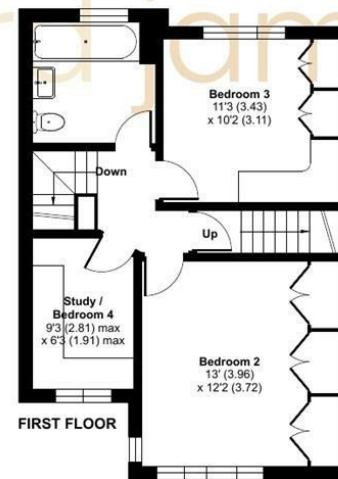




Approximate Area = 1627 sq ft / 151.5 sq m (excludes outbuildings)
 Limited Use Area(s) = 53 sq ft / 4.9 sq m
 Total = 1680 sq ft / 156 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Richard James Estate Agents Ltd. REF: 1251577

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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