

£1,200,000

**TENURE : FREEHOLD** 

Selvage Lane, Mill Hill, London NW7

Bedrooms: 5 Bathrooms: 2 Reception Rooms: 3

5 BEDROOM DETACHED HOUSE

**3 RECEPTIONS** 

POTENTIAL TO EXTEND OR DEVELOPE

SIDE & REAR GARDENS

SEPARATE GARAGE AT REAR

SET BEHIND A LARGE HEDGE



Mantlestates are please to offer this GENEROUS SIZED 5 BEDROOM DETACHED HOUSE set behind a large hedge. Boasting a SEPARATE GARAGE with parking, 3 Reception rooms, fitted kitchen, 2 bathrooms, large hall way and LARGE SIDE AND REAR GARDENS. The property has potential to extend further or even DEVELOPE. ENTRANCE PORCH:  $2'07'' \times 6'10'' (0.79m \times 2.08m)$ Double-glazed front door, tiled floor, and spotlights.

ENTRANCE HALL: 10' 09" x 7' 06" (3.28m x 2.29m)

Parquet flooring, double radiator, coving to ceiling.

**FRONT RECEPTION:** 13' 05" x 12' 00" (4.09m x 3.66m) Bay double-glazed window to the front aspect, parquet flooring, coving ceiling & double radiator.

MIDDLE RECEPTION: 11' 08" x 13' 10" (3.56m x 4.22m) Bay double-glazed window to the side aspect, radiator, parquet flooring & featured fireplace.

HALLWAY: 3' 07" x 3' 01" (1.09m x 0.94m) Wood floor, storage cupboard, gas central heating boiler.

**GROUND FLOOR BEDROOM:** 12' 00" x 10' 10" (3.66m x 3.30m) Double-glazed window to the side aspect, carpet, double radiator.

**SHOWER ROOM:** 8' 09" x 6' 00" (2.67m x 1.83m)

Double glazed window to the side aspect, low-level flush w/c, wash hand basin with mixer tap & vanity unit, heated towel rail, walk-in shower, tiled wall, tiled floor, extractor, spotlights.

## **KITCHEN:** 15' 00" x 8' 07" (4.57m x 2.62m)

Double-glazed window to the rear aspect, wall & base units, stainless steel sink drainer with mixer tap, fitted dishwasher, fitted fridge/ freezer, electric oven & microwave, gas hob, part tiled walls, quartz worktop, spotlights, extractor, and a storage cupboard.

SIDE RECEPTION: 19' 04" x 6' 09" (5.89m x 2.06m) 19'04 X 6'09 < 10'00 Bay double-glazed window to the front aspect & laminate floor.

**UTILITY AREA:** 9' 07" x 6' 06" (2.92m x 1.98m) 9'07 X 6'06 > 4'10 Plumbing for washing machine, door to the garden.

LANDING: 7' 10" x 10' 09" (2.39m x 3.28m) Carpet, coving to ceiling, loft access.

**FRONT BEDROOM:** 13' 10" x 12' 00" (4.22m x 3.66m) Bay double-glazed window to the front aspect, radiator, carpet, corner shower & wall-mounted electric shower.

**STUDY:** 8' 10" x 9' 00" (2.69m x 2.74m)

8'10 X 7'00 X 9'00 Double-glazed window to the rear aspect, carpet, and radiator.

**FRONT BEDROOM:** 10' 08" x 9' 07" (3.25m x 2.92m) Bay double-glazed window to the front aspect, carpet, and radiator.

**W/C:** 5' 03" x 2' 06" (1.60m x 0.76m)

Window to the side aspect, low-level flush w/c, tiled walls & tiled floor.

BATHROOM: 7' 00" x 8' 05" (2.13m x 2.57m)

Double glazed window to the rear aspect, panel bath with shower attachment & mixer taps, heated towel rail, wash hand basin with mixer taps, tiled wall, storage cupboard.

**FRONT BEDROOM:** 10' 03" x 7' 02" (3.12m x 2.18m) Double-glazed window to the front aspect, radiator and carpet.

SIDE BEDROOM: 11' 07" x 14' 05" (3.53m x 4.39m) Bay double-glazed window to the side aspect, laminate floor, radiator.

**GARAGE:** 17' 00" x 9' 00" (5.18m x 2.74m) **Electric**.

GARDEN 89' 00" x 45' 00" (27.13m x 13.72m) Mainly laid to lawn, mature garden shrubs and trees.

















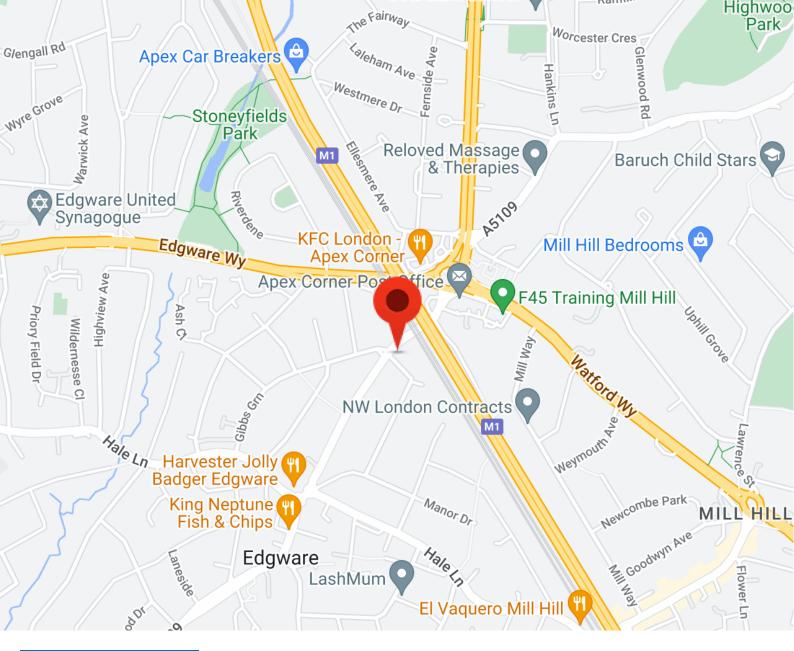


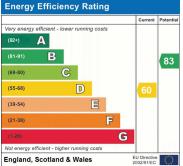












Address: Selvage Lane, London, NW7





The measurements given are approximate and are for electration only. They should not be relied on for valuation Plan produced using PlanUp.



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Ground Floor