



**Bittacy Rise, NW7 2HG**

Guide Price £700,000

Freehold

**Castles**



## Bittacy Rise, NW7 2HG

This semi-detached 2 bedroom bungalow presents an excellent opportunity for modernization, situated in a highly desirable location on a picturesque tree-lined road just off Engel Park, adjacent to the Ridgeway. The property offers easy access to Bittacy Park, a serene green space and also providing comfortable accommodation for residents. With modernization in mind, there's ample potential to tailor the interior to suit personal preferences and lifestyle requirements. Whether it's updating the kitchen, revamping the living spaces, or enhancing the overall aesthetic, the property offers a blank canvas for creative renovation.

One of the major highlights of this property is its proximity to Mill Hill East Underground Station, located approximately 0.5 miles away. This convenient access to public transportation ensures effortless commuting to various destinations within London, offering residents flexibility and convenience.

Furthermore, the property is offered chain-free, streamlining the buying process and allowing interested parties to proceed with their purchase without delays associated with chains.

For those interested in viewing this promising property and exploring its potential, appointments can be arranged by contacting us on 02088048000. Don't miss out on this fantastic opportunity to transform this bungalow into your dream home.

Features include: Front off street parking, Gas central heating, Kitchen diner, Living room, Over 100' rear garden, Chain free.

EPC Rating: D  
Current: 63 Potential: 86

Council Tax Band: E

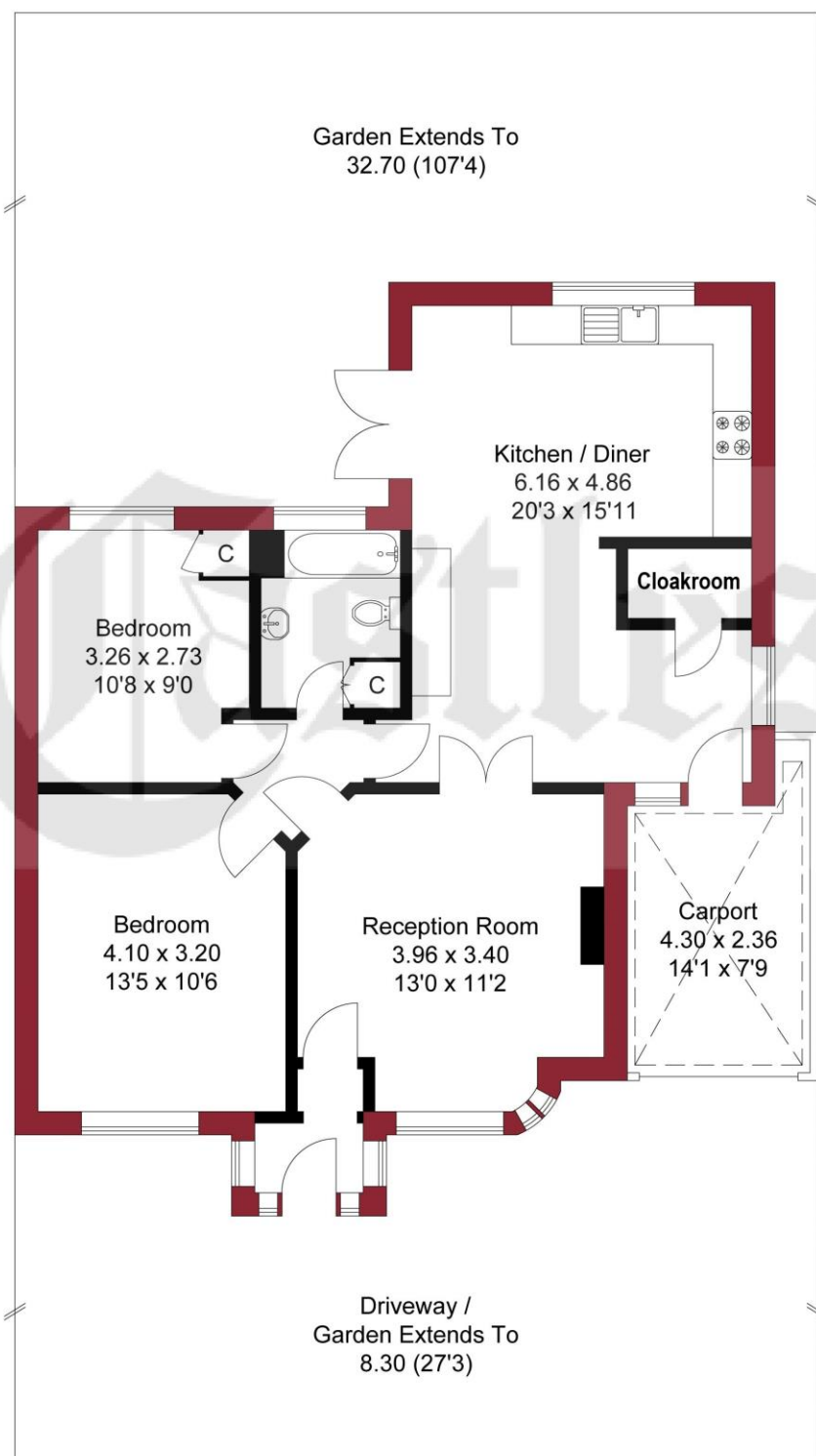
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APPROXIMATE GROSS INTERNAL AREA  
74.67 sqm / 803.74 sqft



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 86   B    |
| 69-80                    | C             |         |           |
| 55-68                    | D             | 63   D  |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

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