

AARON SHOHEET

PROPERTY



21 Henry Darlot Drive Millbrook Park, Mill Hill East, NW7 1NP

Aaron Shohet Property are delighted to bring to the market as exclusive sole agents this lovely three-bedroom house in the highly sought after Millbrook Park development in Mill Hill East.

Accessed on the ground floor, you enter into a spacious hallway leading into a modern separate kitchen with fully integrated appliances, guest WC and spacious reception with floor-to-ceiling doors onto the well-tended rear garden which is approx 35 ft in length. There is also an under-stair storage room.

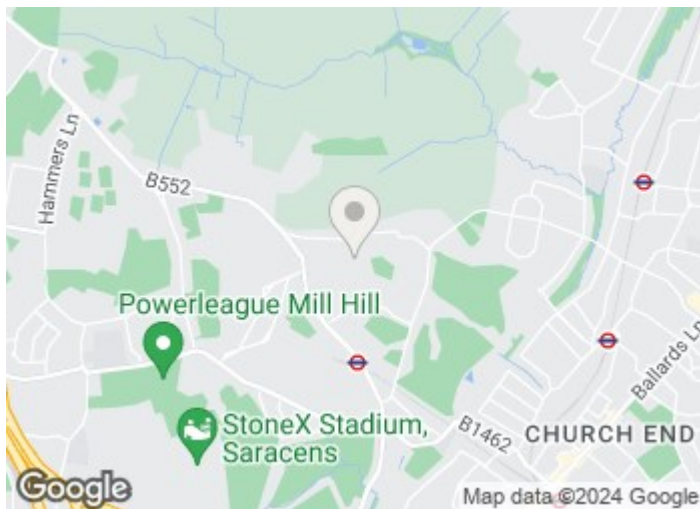
The first floor features a spacious landing with two large double bedrooms on opposing sides of the house. The first bedroom is large and can easily fit double/king size beds as well as wardrobes. There is also direct access to the en-suite via a Jack and Jill which also doubles as the family bathroom and the other bedroom is a spacious double room. There is also an additional storage cupboard for linens and towels.

On the top floor is an deceptively spacious master bedroom with modern en-suite shower room. The ceiling height is surprisingly tall and there is a slight eave on one side of the room which could be cleverly utilised to

Guide price £800,000

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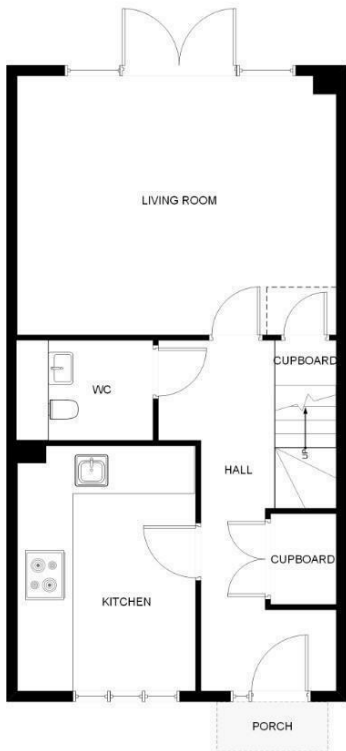


[Directions](#)

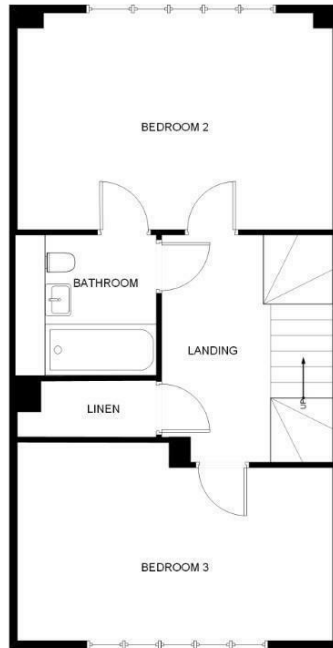


Floor Plan

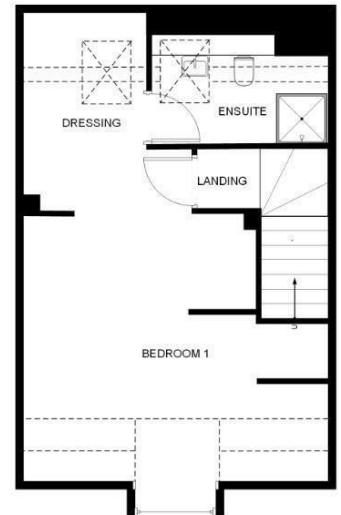
Total Area 123.05m² 1,324ft²



Ground Floor
 Living Room 4740mm x 4045mm 15' 7" x 13' 3"
 Kitchen 3750mm x 2545mm 12' 4" x 8' 4"



First Floor
 Bedroom 2 4740mm x 3180mm 15' 7" x 10' 5"
 Bedroom 3 4740mm x 3010mm 15' 7" x 9' 11"



Second Floor
 Bedroom 1 3700mm x 3660mm 12' 2" x 12' 0"

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	