



Marsh Lane, Mill Hill, NW7 4NX

Price Guide £1,600,000 Freehold Council Tax Band G

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OFFERED CHAIN FREE A beautifully presented and prominent 5 bedroom detached residence.

The property comprises of just under 3000 sq ft of floorspace. On the ground floor there is a large through reception area, a playroom (which could be used as study), a guest cloakroom and large, fully integrated kitchen/dining area leading on to a utility room with access to the garage. On the first floor there are 4 double bedrooms (one of which is the master suite with en suite bathroom) and 2 further en-suite bathrooms (one jack and jill). There is a further bedroom on the 2nd floor with en-suite shower room and playroom/store room.

The rear garden measures approximately 80' and is south facing. The front of the property has off street parking for 4 cars and a large garage.

Situated in popular location within easy access of Mill Hill Broadway's Thameslink and amenities.

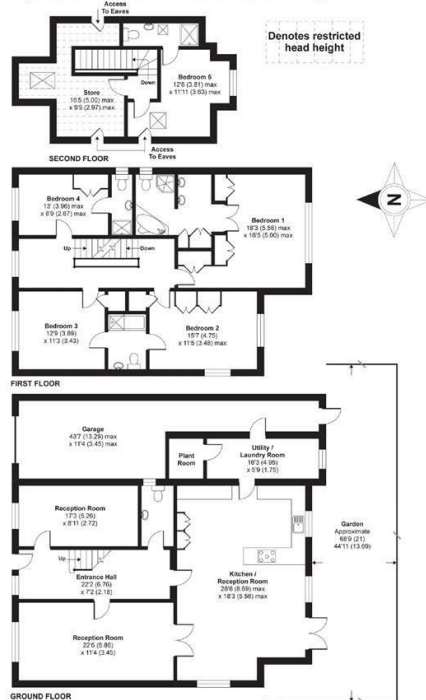
Viewing highly recommended via the vendors' sole agent Real Estates Totteridge 020 8445 3132





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APPROX. GROSS INTERNAL FLOOR AREA 2980 SQ FT 276.6 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			
B		77	78
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
EU Directive			

