



Sunnyfield, Mill Hill, NW7 4RG  
£1,295,000 Freehold Council Tax Band G

**REAL ESTATES**  
Est.1981

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Real Estates are delighted to present this rarely available extended four-bedroom detached house, ideally situated on a sought-after residential road just off Lawrence Street. This spacious home is in need of modernisation and situated in one of Mill Hill's sought after roads.

Perfectly positioned within three-quarters of a mile from Mill Hill Broadway's shops, cafés, and Thameslink Station, the property also benefits from proximity to highly regarded schools, Mill Hill Park, and the open green spaces of Arrandene.

Offered chain-free, the accommodation comprises a generous through reception/dining room, a separate front reception room, a spacious kitchen/breakfast room, utility room, and guest WC. Upstairs, there are four bedrooms and two bathrooms, providing ample space for a growing family.

Additional highlights include a private south facing rear garden, a double length integral garage accessed via its own drive, and off-street parking. The property also offers excellent potential to extend further, subject to the necessary planning consents.

This is a rare opportunity to acquire a substantial family home with immense potential in one of Mill Hill's most desirable locations.

Sole Agent – Please contact our Totteridge office for further information or to arrange a viewing.









Approximate Area = 1686 sq ft / 156.6 sq m  
Garage = 182 sq ft / 16.9 sq m  
Outbuilding = 21 sq ft / 1.9 sq m  
Total = 1889 sq ft / 175.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Past
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			7
(55-64) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Fig. 1. Domestic energy efficiency rating

