

Devonshire Road, London, Mill Hill East, NW7 1LL



Price: Offers Over £650,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
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A well presented 4 bedroom extended terrace family home. Benefits include a through-lounge dining room, loft conversion with en-suite bathroom, family bathroom, rear garden, outside office, workshops and off street parking. The house is very well located for Mill Hill East Underground Station, Waitrose supermarket, numerous schools and local shops and would make an ideal family home. Viewing highly recommended.

- **WITHIN 0.4 MILES OF MILL HILL EAST UNDERGROUND STATION**
- **THROUGH-LOUNGE DINING ROOM**
- **PRINCIPAL BEDROOM WITH EN-SUITE BATHROOM**
- **OUTSIDE OFFICE AND WORKSHOP**
- **OFF STREET PARKING**
- **LOW MAINTENANCE REAR GARDEN**
- **FAMILY BATHROOM**
- **CLOSE TO POPULAR LOCAL SCHOOLS**

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FEATURES

DESCRIPTION

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY WITH UNDER-STAIRS STORAGE
OPEN-PLAN THROUGH-LOUNGE AND DINING ROOM

1ST FLOOR

2 DOUBLE BEDROOMS
FAMILY BATHROOM
OFFICE

2ND FLOOR

PRINCIPAL BEDROOM WITH EN-SUITE
EAVES LOFT STORAGE

EXTERIOR

LOW MAINTENANCE REAR GARDEN
OUTSIDE OFFICE AND WORKSHOP
DRIVEWAY FOR OFF-STREET PARKING

LOCATION

Devonshire Road is within easy reach of Mill Hill East Station (Northern Line). Numerous schools, Hendon Golf Club, various open spaces within easy reach together with Waitrose and Virgin Active Gym.

LOCAL AUTHORITY

London Borough of Barnet.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band D.

VIEWINGS

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £15 plus vat per person.

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Approximate Gross Internal Area 1249 sq ft – 116 sq m (Excluding Outbuilding)
Ground Floor Area 492 sq ft – 46 sq m
First Floor Area 389 sq ft – 36 sq m
Loft Area 368 sq ft – 34 sq m
Outbuilding Area 157 sq ft – 14 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

