

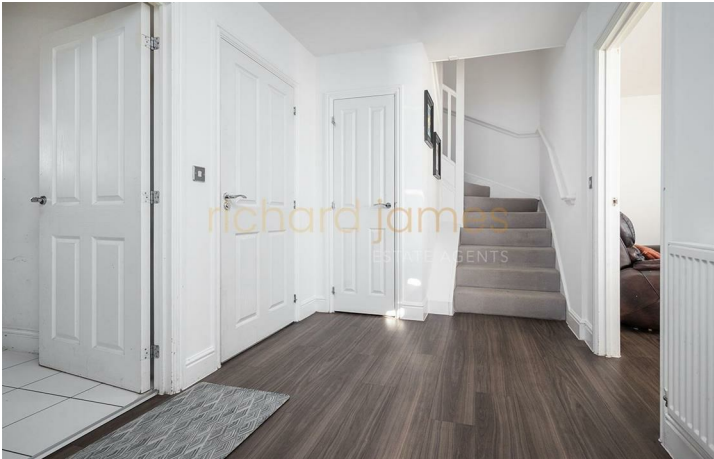


**97 Bunns Lane, Mill Hill, NW7 2BF**  
**£950,000**

**richard  
james**  
ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)







## Property Description

An immaculately presented 1819 sq ft/169 sq m semi detached family home situated in a sought after modern gated development on Rosebery Place, only a short walk to Mill Hill Broadway.

Built approximately 10 years ago, the house is arranged over 3 floors and provides bright modern, family accommodation to include Principal bedroom with en suite bathroom, 3 further double bedrooms, 2 further Bathrooms, Reception Room, Kitchen/Breakfast room and Guest wc.

Amenities include two allocated parking spaces set behind electric gates, electric charging point and front and back garden.

Bunns Lane is conveniently located in an excellent position close to Mill Hill Thameslink train station and to the shops, coffee shops & restaurants on Mill Hill Broadway.

Council Tax Band G

Sole Agent

## Key Features

- MODERN SEMI DETACHED FAMILY HOME
- THREE BATHROOMS (ONE EN-SUITE)
- FULLY FITTED KITCHEN/BREAKFAST ROOM
- ALLOCATED PARKING SET BEHIND ELECTRIC GATES
- APPROX 250 METRES FROM THE AMENITIES OF MILL HILL BROADWAY
- FOUR BEDROOMS
- GUEST WC
- TWO SEPARATE RECEPTION ROOMS
- SOUTH WEST FACING REAR GARDEN
- CLOSE TO POPULAR LOCAL SCHOOLS

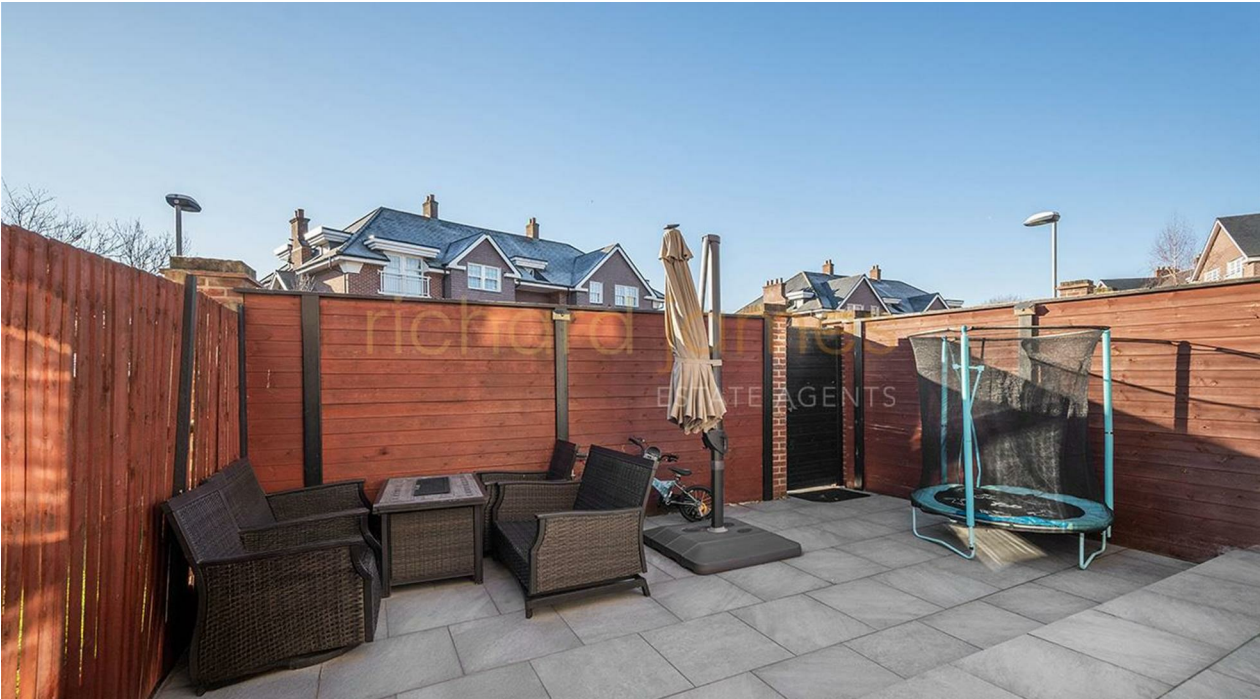
## Important Information

- **Price:** £950,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** C
- **Location:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC









Bunns Lane NW7  
 Total Gross Area: 1819 ft<sup>2</sup> ... 169.0 m<sup>2</sup> (excluding garden, front garden)  
All measurements are approximate and for identification guideline purposes only, not to scale.  
 Compliant with the RICS code of measuring practice.

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

**richard  
james**  
 ESTATE AGENTS

T 020 8959 9191  
 E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
 A 21 The Broadway | Mill Hill  
 London | NW7 3DA

[richardjames.biz](http://richardjames.biz)