



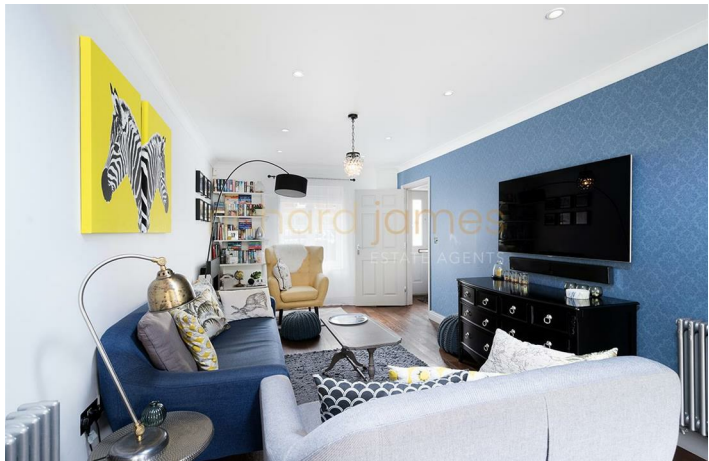
1 Colebrook Close, NW7 1GJ

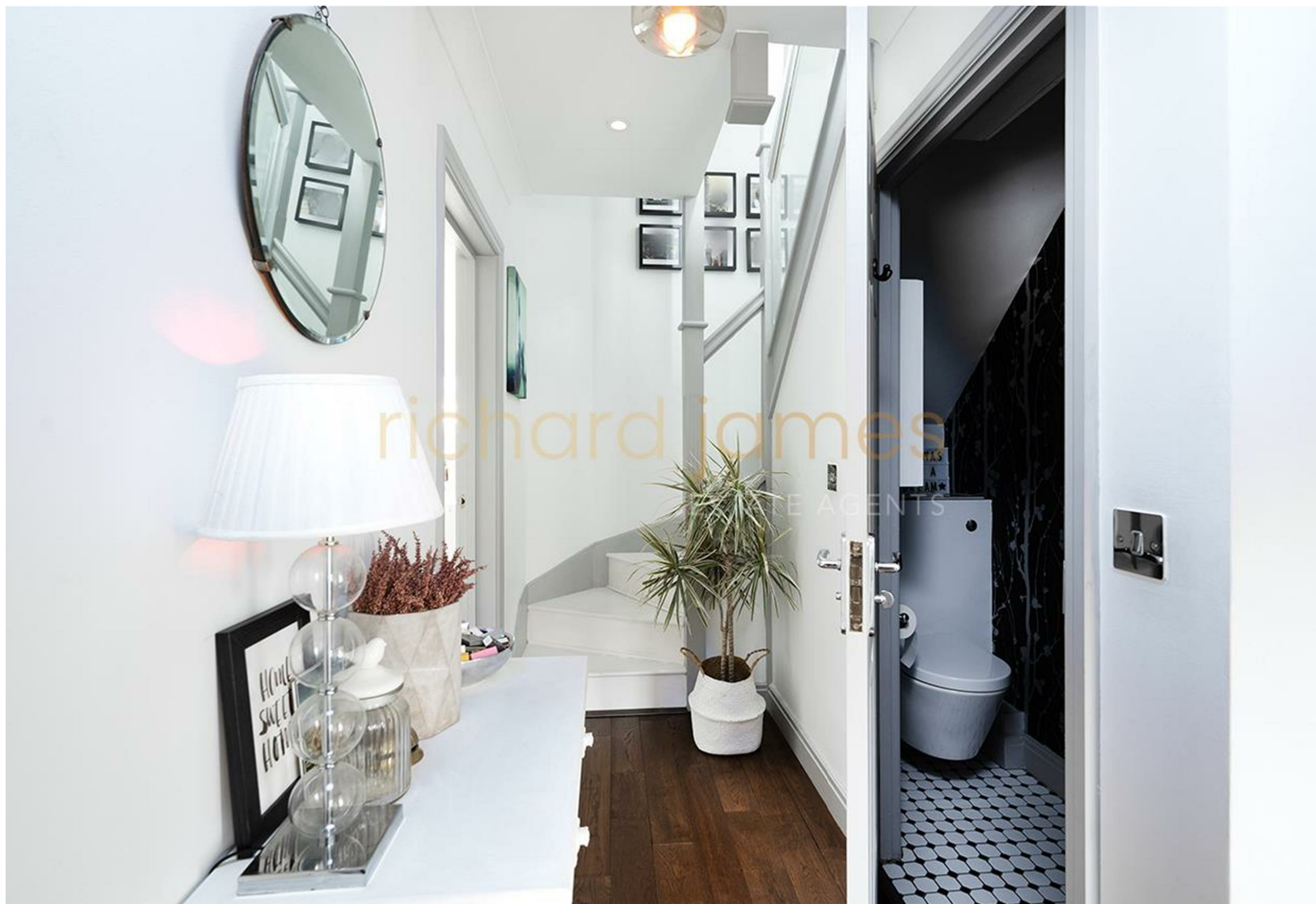
£950,000

**richard
james**
ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz







Property Description

An immaculately presented double fronted family home arranged over three floors, 1715 sq ft/159.3 sq m well positioned within the ever popular Lidbury Square development.

The house has been extended and improved by the current owners and affords bright, well planned accommodation to include Master Bedroom with en-suite Bathroom and Dressing area, Three further Bedrooms, Two further Bathrooms (1 en-suite), magnificent Living/Dining Room, Kitchen/Diner, Tv/Playroom, Utility Room and guest Wc.

Externally there is a landscaped west facing rear garden and attached Garage via own driveway with off street parking.

Colebrook Close is within very each reach of Waitrose Supermarket, Virgin Active Health Club and Mill Hill East Northern Line Tube Station.

Council Tax Band G

Sole Agent

Key Features

- FOUR BEDROOMS
- STUNNING RECEPTION/DINING ROOM
- TV/PLAYROOM
- UTILITY ROOM
- LANDSCAPED WEST FACING REAR GARDEN
- THREE BATHROOMS (2 EN-SUITE)
- KITCHEN/DINER
- GUEST WC
- GARAGE & PARKING
- CLOSE TO NORTHERN LINE STATION, WAITROSE & VIRGIN ACTIVE GYM

Important Information

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(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









Colebrook Close NW7

Total Gross Area 1715 sq ft ... 159.3 sq m

Floor plans are for identification and guideline purposes only, not to scale
Compliant 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
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz