



**38 Milton Road, Mill Hill, NW7 4AX**

£1,150,000

**richard  
james**  
ESTATE AGENTS

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## Property Description

A stunning chain free, turnkey family home located in the sought after Poets Corner area.

This magnificent property has recently undergone a full renovation and extension to a high standard throughout. The house offers a number of impressive features, including a bespoke open plan kitchen/reception room, ideal for modern family living and entertaining.

Offered for sale with no upper chain, the home is arranged over three floors. The accommodation comprises four bedrooms, two bathrooms (one en suite), one reception room, a guest WC, and a utility room.

Externally, the property benefits from a rear garden extending to approximately 80ft.

Conveniently located within approximately ¼ of a mile of Mill Hill Broadway, the property enjoys easy access to a wide range of shops, cafés, and Thameslink station. It is also within a few hundred yards of Etz Chaim Primary School and close to the open spaces of Mill Hill Park and Arrandene Open Space.

Council Tax Band D

Sole Agent

## Key Features

- STUNNING REFURBISHED FAMILY HOME
- CHAIN FREE
- FOUR BEDROOMS
- TWO BATHROOMS (ONE EN SUITE SHOWER ROOM)
- LANDSCAPED REAR GARDEN WITH SIDE ACCESS
- GUEST WC
- UTILITY ROOM
- BESPOKE KITCHEN / BREAKFAST ROOM
- CATCHMENT FOR ETZ CHAIM

## Important Information

- **Price:** £1,150,000
- **Tenure:** Freehold
- **Council Tax Band:** D
- **EPC:** D
- **Location:** London

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Milton Road NW7

Total Gross Area: 1373 ft<sup>2</sup> ... 127.6 m<sup>2</sup> (excluding eaves storage, garden, driveway)

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.

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