



**3 Charles Sevrigh Way, NW7 1FF**

**£1,100,000**

**richard  
james**

ESTATE AGENTS

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## Property Description

An immaculately presented, 1813 sq ft/178.4 sq m, family home set on the sought after popular Millbrook Park development.

Built approximately 9 years ago by Linden Homes, the house is arranged over 3 floors and provides bright modern, family accommodation to include Principal bedroom suite with en suite Bathroom, Three further Bedrooms, Two further Bathrooms (1 en-suite), Reception Room, Kitchen/Dining room, TV/ Utility room and Guest Wc.

Amenities include gated and covered off street parking for 2 cars, approx 56' rear garden, Balcony and balance of NHBC warranty.

Charles Sevrigh Way is conveniently located for Mill Hill East (Northern Line) tube station, Waitrose Supermarket & Virgin Active Gym and close to several sought after schools.

Council tax band F

Joint Sole Agent

## Key Features

- MODERN FAMILY HOME
- THREE BATHROOMS ( TWO EN-SUITE)
- TV/UTILITY ROOM
- GUEST WC
- LANDSCAPED REAR GARDEN
- FOUR BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM/FAMILY ROOM
- BALCONY
- GATED & COVERED OFF STREET PARKING FOR TWO CARS
- 0.5MILES TO MILL HILL EAST STATION

## Important Information

- **Price:** £1,100,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** B
- **Location:** London

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	87
(69-80) C			
(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	



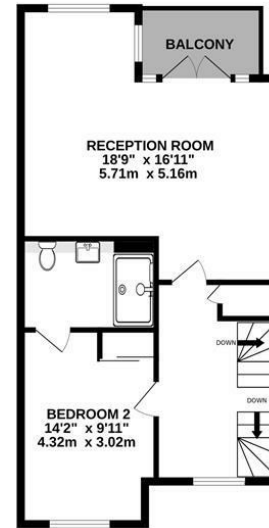




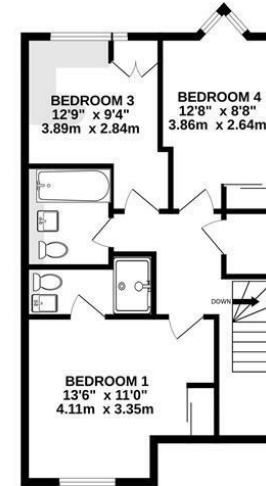
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA: 1813sq.ft. (168.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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