



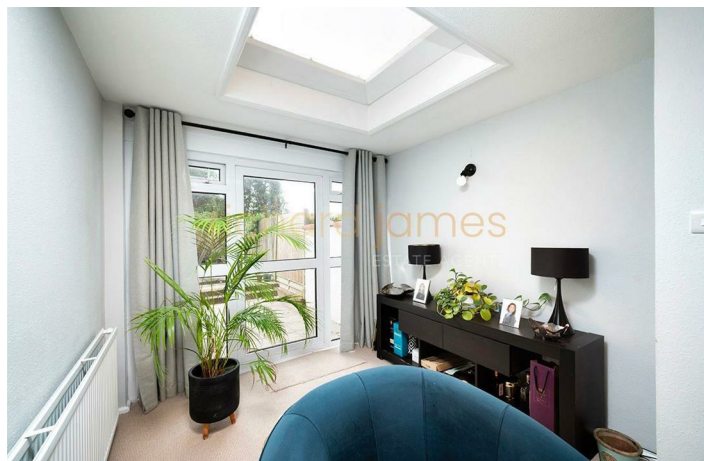
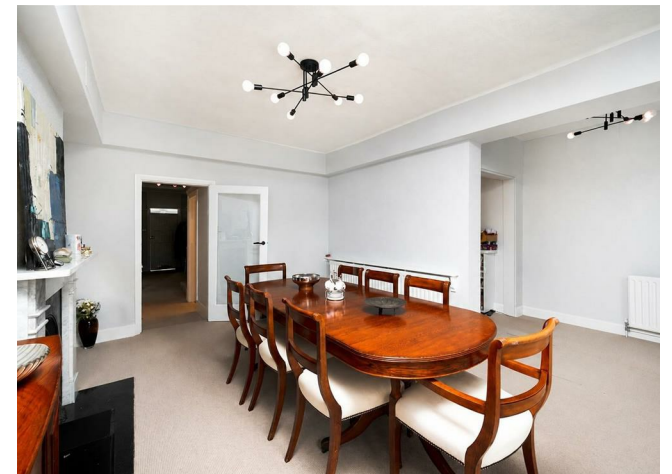
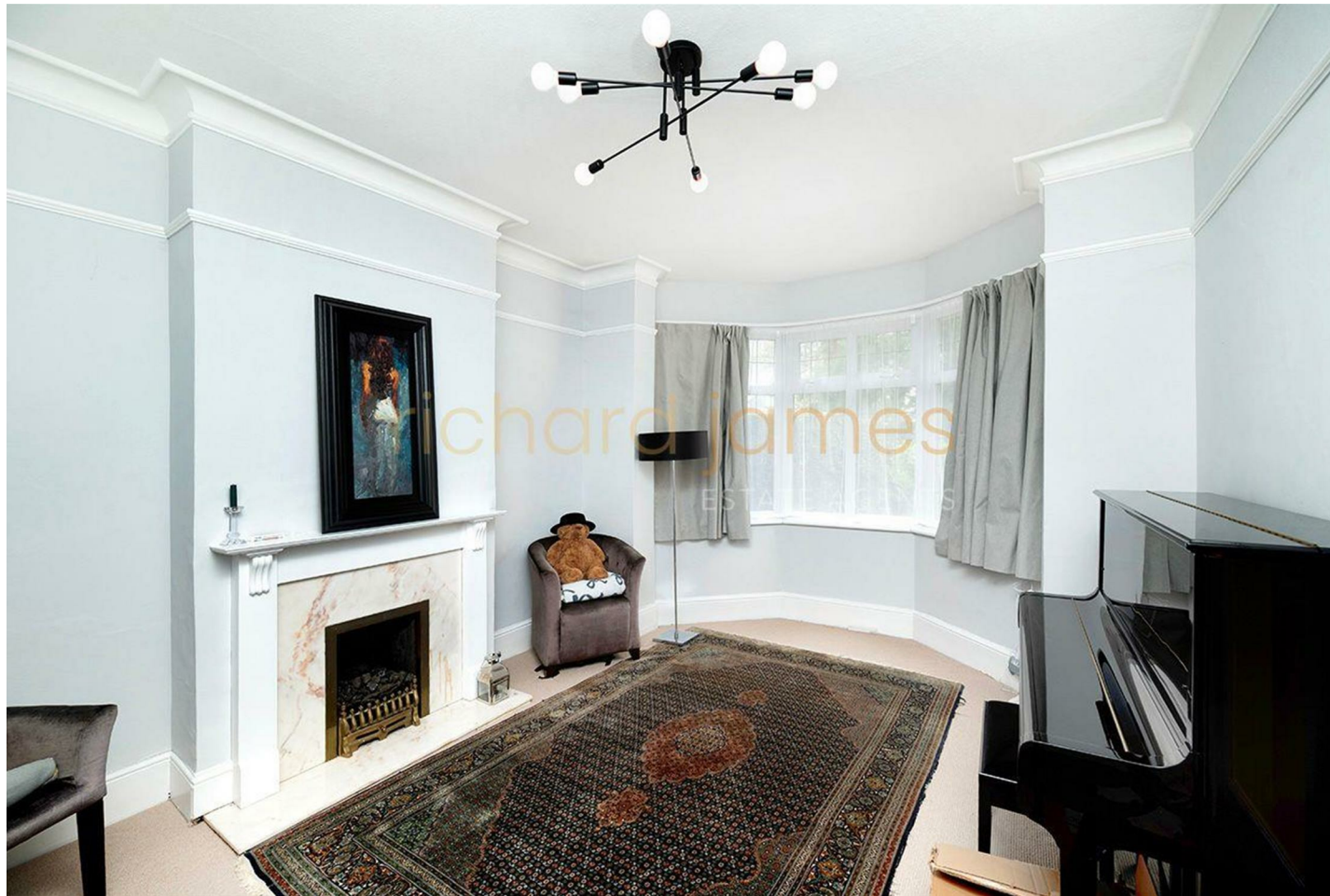
The Firs Marsh Lane, Mill Hill, NW7 4NX

£1,250,000

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Property Description

A wonderfully located semi detached family home on one of Mill Hill's most sought-after roads, offered chain free and in good condition throughout.

The accommodation is arranged over two floors and extends to approximately 2,450 sq ft / 227.6 sq m, comprising Four Bedrooms, Two Bathrooms (one en-suite), Three Reception Rooms, Kitchen and Guest WC.

Permitted Development has been deemed lawful for a single storey or two storey rear ground floor extension, offering excellent scope to further enhance the property.

There is also a large carpeted loft currently used as storage with potential to convert subject to the necessary planning consents (STPP) and a garage

Key Features

- 2,450 SQ FT / 227.6 SQ M SEMI DETACHED FAMILY HOME
- TWO BATHROOMS (ONE EN SUITE)
- OFF STREET PARKING FOR TWO CARS
- THREE RECEPTION ROOMS
- CHAIN FREE
- FOUR BEDROOMS
- LARGE REAR GARDEN
- GARAGE
- PERMISSION GRANTED FOR A SINGLE GROUND FLOOR OR TWO STOREY REAR EXTENSION
- CLOSE TO LOCAL AMENITIES

Important Information

- **Price:** £1,250,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

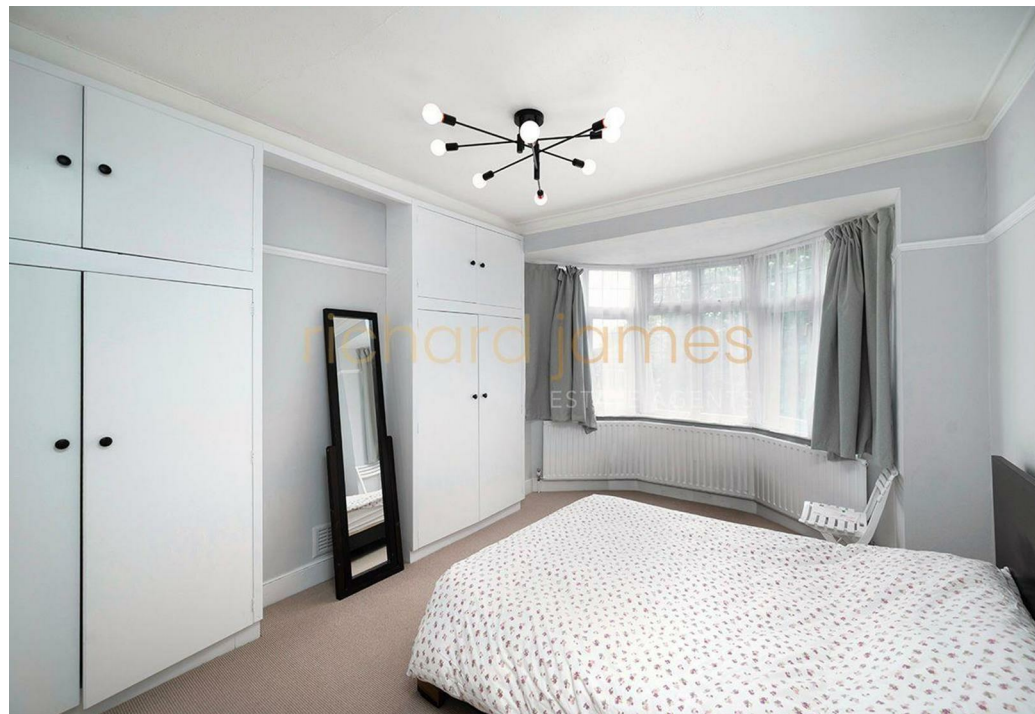
providing excellent storage which can also be adapted to provide a study and/or utility room.

Externally, there is a large, mature, southerly-facing rear garden, together with off-street parking for two cars plus a garage for a third car.

Marsh Lane is approximately one mile from the amenities of Mill Hill Broadway, including Thameslink Station. Popular local schools in both the state and private sectors are within easy reach, as are the A1, A41 and M1.

Council Tax Band G

Sole Agent

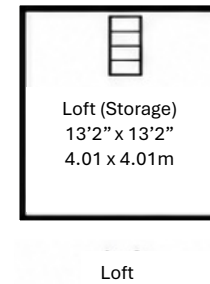
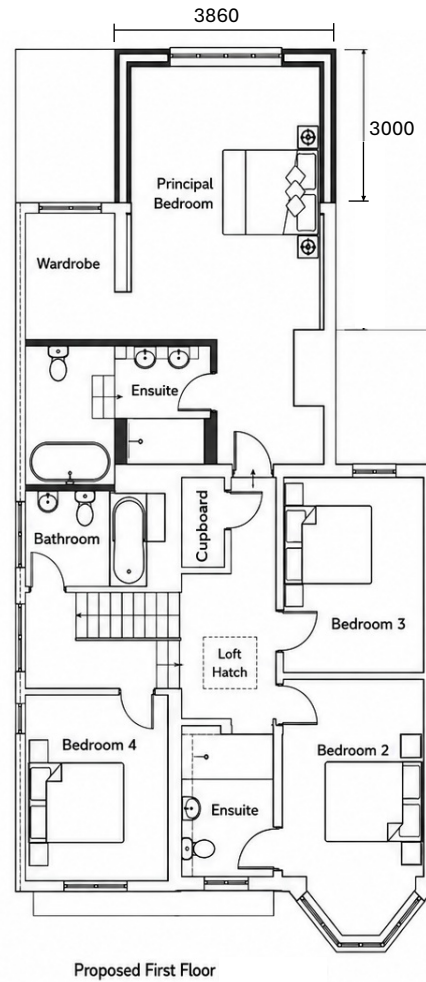
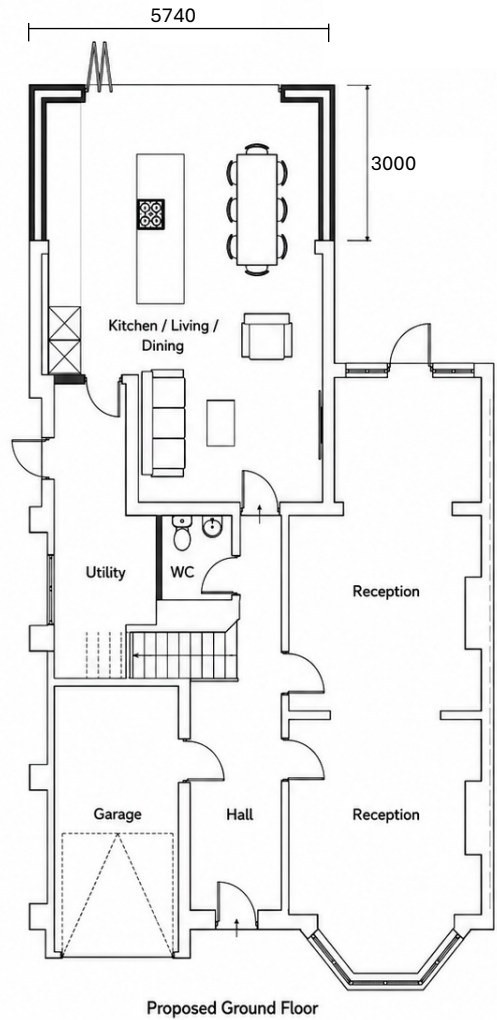






Lawful Permitted Development

Proposed accommodation extending to approximately 2,750 sq ft / 255.5 sq m including the permitted development extensions.





Marsh Lane, London, Barnet, NW7

Total Gross Area: 2450 ft² ... 227.6 m²
(Including Garage & Loft space)

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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