



21 Michleham Down, N12 7JJ

£1,200,000

**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

Situated in one of Woodside Park's most sought after residential turnings and on the market for the first time since 1965, this substantial link detached family home is offered chain free and presents exceptional scope for extension and refurbishment, subject to the usual consents.

Backing directly onto private tennis courts and playing fields, the property enjoys a stunning rare open outlook to the rear together with a peaceful and highly desirable setting.

The accommodation currently extends to approximately 2,309 sq. ft. and comprises a spacious reception room, separate dining room, kitchen / breakfast room, garage, guest wc, storage room, four bedrooms, two bathrooms (one en suite shower room) and family bathroom, together with a substantial loft area offering further potential.

Externally, there is a large frontage providing ample off street parking together with a generous south facing landscaped rear

Key Features

- LINK DETACHED FAMILY HOUSE
- CHAIN FREE
- FOUR BEDROOMS
- OFF STREET PARKING
- STUNNING VIEWS
- 2309 SQFT / 214.5 SQ M
- GARAGE
- TWO BATHROOMS (ONE EN SUITE SHOWER ROOM)
- LANDSACAPED REAR GARDEN
- SCOPE FOR VARIOUS EXTENSIONS STPP

Important Information

- **Price:** £1,200,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** E
- **Locaton:** Woodside Park

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

