



## **SEFTON AVENUE**

Mill Hill,  
London NW7



4 Bedroom  
EPC Rating: D

**Price £850,000**

Spacious four bedroom three bathroom Semi-Detached house arranged over three floors and is set within close proximity of public transport and shopping facilities.



The property offers a lovely spacious and versatile living space across the ground floor area with a beautiful landscaped rear garden, consisting of a welcoming entrance hallway, good size living room, spacious kitchen/dining room, conservatory and a ground floor cloakroom.

The first floor you have three bedrooms and family bathroom with one en-suite, on the top floor is the principal bedroom with a bathroom, paved driveway provides parking for numerous cars.

Close to local amenities, shops, parks, transport links and The Annunciation Junior School, rated Outstanding by Ofsted and is 0.9 mile from Edgware Station (Northern Line) and 0.7 mile from Mill Hill Broadway overground station.



- Four Bedrooms
- Three Bathrooms
- Large Living Room
- Spacious Kitchen/Dining Room
- Conservatory
- Ground Floor Cloakroom
- Beautifully Landscaped Rear Garden
- Driveway Parking
- 1638 SQ FT/ 152.2 SQ M of Living Space
- Ample Storage Space
- Only 0.7 miles to Mill Hill Broadway station (Thames Link) and 0.9 miles to Edgware station (Northern Line)
- Chain Free
- Sole Agent





# Hendon

Hendon is a cosmopolitan, multicultural area that benefits from a relaxed pace of life and a wide range of attractive amenities. Hendon's transport connections are excellent, with the M1 nearby and easy access to central London along the Northern Line. Thanks to its diverse population, Hendon has some of the best restaurants in north London, while its popularity with families ensures there is a good selection of schools.

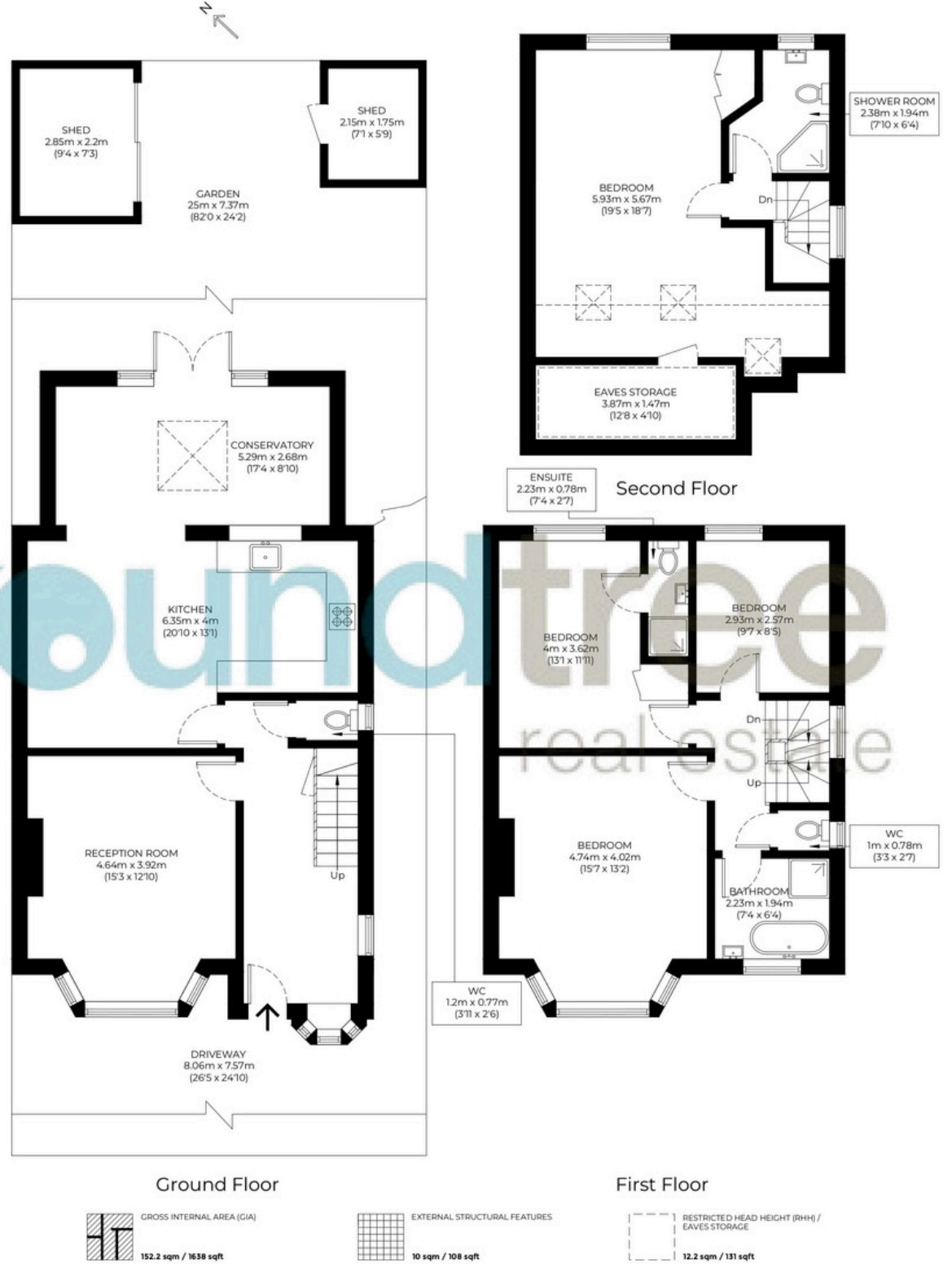
While Hendon property prices have done well over the last few years, the area still represents a good-value option for renting or buying when compared against other parts of London.

# Floorplan

Approximate gross internal area

152.2 sqm / 1638 sqft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence that the information, it must not be relied on. Maximum widths and lengths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



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