



## Rowlands Close, Mill Hill, NW7

**Offers In The Region Of £645,000**

Situated in a quiet position on Rowlands Close, NW7, is this well-proportioned three bedroom family home, occupying a generous corner plot with an exceptionally large private garden and excellent potential to extend subject to the usual planning consents.

The ground floor comprises of two reception rooms, a fitted kitchen, and a guest WC, providing flexible living space for family use.

To the first floor there are three bedrooms and a family bathroom. The property offers scope for modernisation, making it ideal for buyers looking to create a long-term home tailored to their own requirements.

Externally the property truly stands out, benefiting from a substantial wrap-around garden, offering fantastic outdoor space and further potential. In addition, there is a detached outbuilding / shed, ideal for storage, a home office, or workshop.

Rowlands Close is conveniently located close to Mill Hill Broadway, local schools, parks, and transport links, making this an excellent opportunity for families and investors alike. Sole Agent.

- Three bedroom family home
- Generous corner plot
- Large wrap-around garden
- Two reception rooms
- Quiet residential location
- Close to Mill Hill Broadway
- Good transport links nearby
- Scope to extend (STPP)

### Viewing

Please contact our Mill Hill Office on 02089590011 if you wish to arrange a viewing appointment for this property or require further information.



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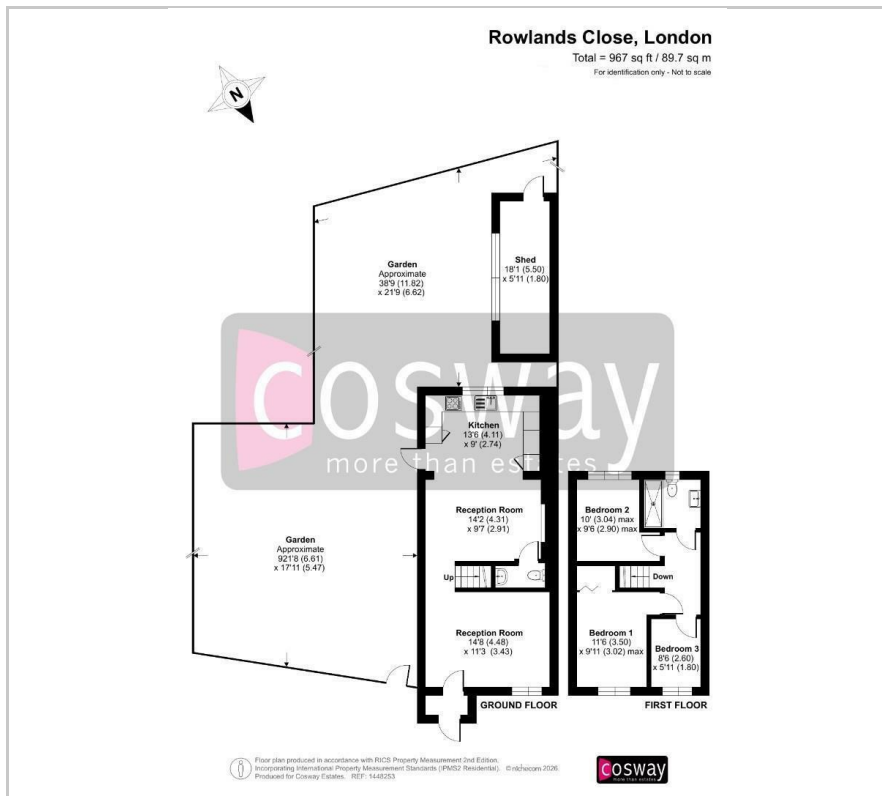


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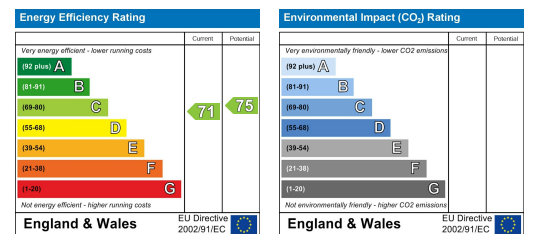
# Floor Plan



# Area Map



# Energy Efficiency Graph



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