



8 Brockenhurst Gardens, Mill Hill, NW7 2JX

£799,950

**richard
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ESTATE AGENTS

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Property Description

Offered for sale with no upper chain and set within this sought after cul de sac, just a stone's throw from Mill Hill Broadway, is this well presented terraced family home arranged over two floors, offering excellent scope to extend to the rear and into the loft, subject to the usual planning consents.

The current accommodation comprises three bedrooms, a Family bathroom, Reception room, fitted kitchen/breakfast room, Conservatory and guest WC.

Brockenhurst Gardens runs between Mill Hill Broadway and Station Road, making it ideally situated for Mathilda Marks-Kennedy Primary School, places of worship, Mill Hill Broadway Thameslink Station and a wide range of local amenities.

Externally, the property benefits from a rear garden extending to approximately 40ft and off street parking for two cars.

Key Features

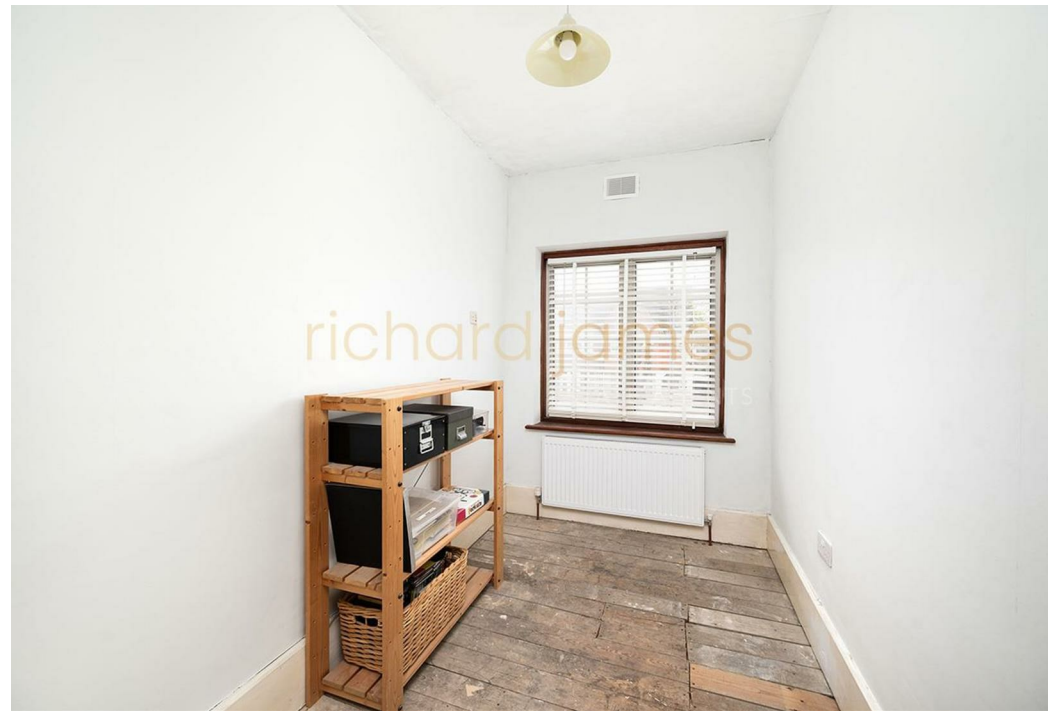
- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- GUEST WC
- OFF STREET PARKING FOR 2 CARS
- CHAIN FREE
- FAMILY BATHROOM
- RECEPTION ROOM
- CONSERVATORY
- SCOPE FOR VARIOUS EXTENSIONS STPP
- WITHIN A STONES THROW OF THE BROADWAY

Important Information

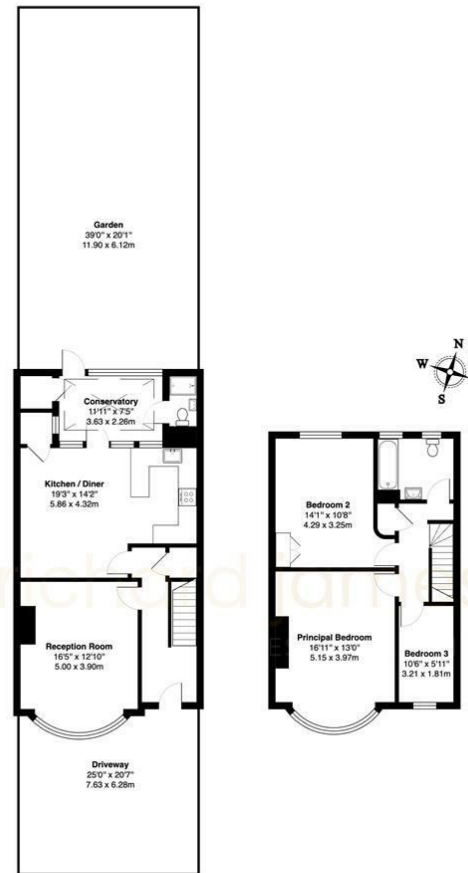
- **Price:** £799,950
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	









Brockenhurst Gardens NW7
 Total Gross Area: 1299 ft² ... 120.7 m²
 All measurements are approximate and for identification guidelines 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 will 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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