



**50 Woodcroft Avenue, Mill Hill, NW7 2AG**

**£1,295,000**

**richard  
james**  
ESTATE AGENTS

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## Property Description

Offered for sale with no upper chain is this stunning 2614 sq ft/ 242.9 sq m, Detached family house which has been refurbished, extended and modernised to the highest of specification throughout located within a short walk of Mill Hill Broadway, the house is therefore very well placed for popular local schools in both the state and private sectors. Local shopping, parkland, places of worship, transport links including Thameslink Station are all also within close proximity.

This spectacular home is arranged over three floors and includes four bedrooms, three bathrooms (two en suites) a magnificent 28'10 (8.80 sq m) x 22'8 (6.91 sq m) Kitchen/breakfast room/reception room, study, guest WC and Utility room.

Amenities include off-street parking, Underfloor heating throughout the ground floor, Bosch appliances, large patio and landscaped rear garden.

Council Tax Band G

Sole Agent

## Key Features

- NEWLY REFURBISHED FAMILY HOME
- TV/FAMILY ROOM
- GUEST WC
- THREE FURTHER BEDROOMS (TWO EN-SUITES)
- LANDSCAPED REAR GARDEN
- OPEN PLAN KITCHEN/LIVING/DINING ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE DRESSING ROOM & BATHROOM
- UTILITY ROOM
- OFF STREET PARKING FOR TWO CARS
- WITHIN EASY REACH OF THE BROADWAY

## Important Information

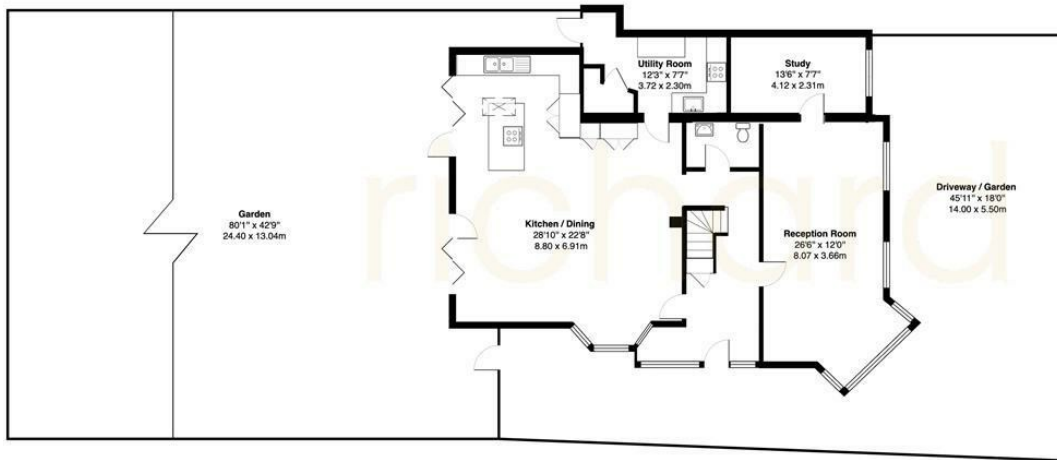
- **Price:** £1,295,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Location:** London

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	









woodcroft Avenue NW7

Total Gross Area: 2614 ft<sup>2</sup> ... 242.9 m<sup>2</sup> ( Including Eaves Storage )

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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