



Woodcroft Avenue, Mill Hill, NW7
£4,500 Per Calendar Month

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Property Description

A well presented Four Bedroom semi detached family house arranged over two floors and located within a short walk of Mill Hill Broadway.

The accommodation comprises of Master Bedroom with en-suite Shower Room, Three further Bedrooms, Two Reception Rooms, Study, Modern Kitchen/Diner with bi-fold rear doors leading onto split level patio, Family Bathroom, Utility Room and Guest WC.

Externally there is a secluded rear garden with large split level patio area backing onto Woodcroft Park.

Woodcroft Avenue is close to the numerous shopping and transport facilities at Mill Hill Broadway including Thameslink station. Popular local schools within both private and state sectors are within a short distance as are local green spaces including Woodcroft Park which is immediately adjacent to the house.

Key Features

- SEMI DETACHED
- TWO RECEPTION ROOMS
- MODERN FULLY FITTED KITCHEN/DINER
- SECLUDED GARDEN
- UNFURNISHED
- FOUR BEDROOMS
- STUDY
- TWO BATHROOMS (1 EN-SUITE)
- OFF STREET PARKING
- COUNCIL TAX BAND G

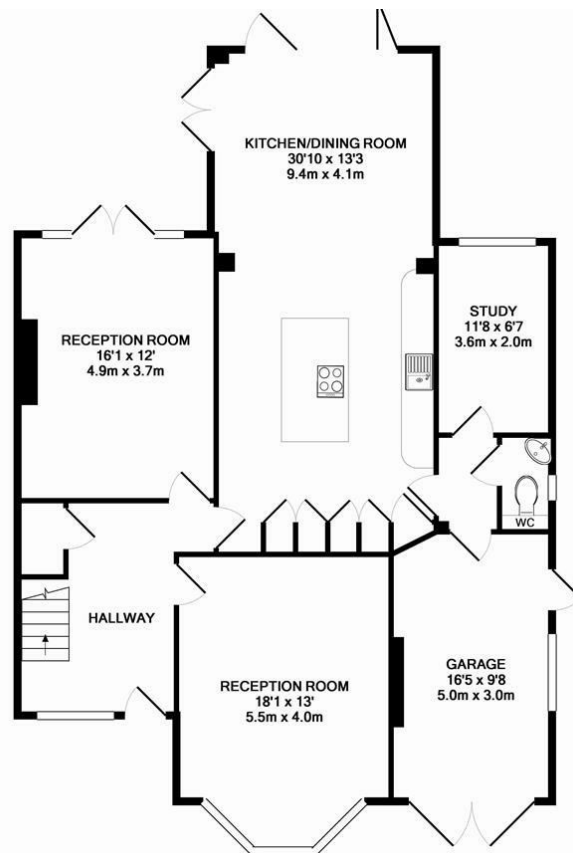
Important Information

- **Price:** £4,500 Per Month
- **Council Tax Band:** G
- **EPC:**
- **Locaton:** Mill Hill

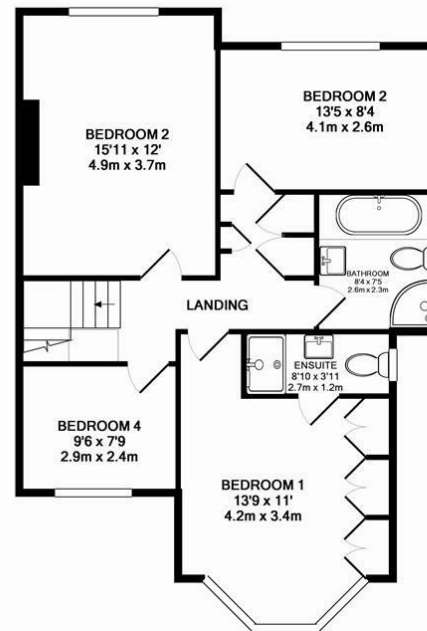
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





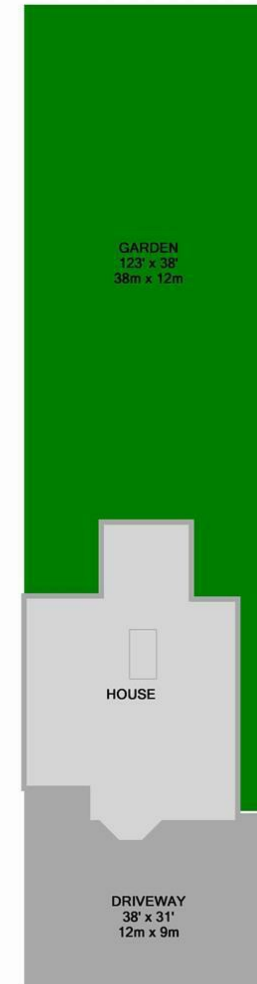


GROUND FLOOR
APPROX. FLOOR
AREA 1240 SQ.FT.
(115.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 774 SQ.FT.
(71.9 SQ.M.)
WOODCROFT AVENUE NW7
TOTAL APPROX. FLOOR AREA 2015 SQ.FT. (187.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SITE PLAN

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 particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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