

**33 Marsh Lane  
Mill Hill  
NW7 4QJ**



A wonderful Three Bedroom semi detached family house located within the sought after catchment areas of Courtland, Mill Hill County & The Fairway Schools and within easy reach of both Mill Hill Village and The Broadway's shops, cafes and Thameslink station.

The property has been beautifully maintained by the present owners with benefits including a 29ft Reception Room, Kitchen / Breakfast Room, Three double Bedrooms, Guest WC, Study and a modern Bathroom.

Amenities Include off street parking for several cars and a beautiful west facing mature rear garden.

Sole Agent

















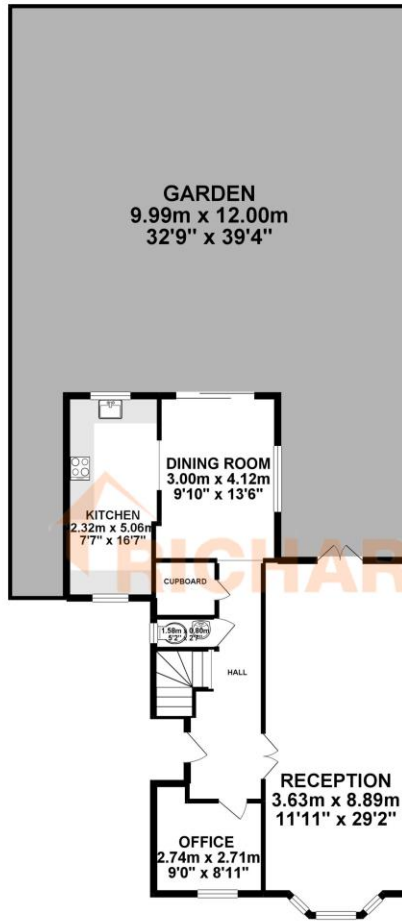




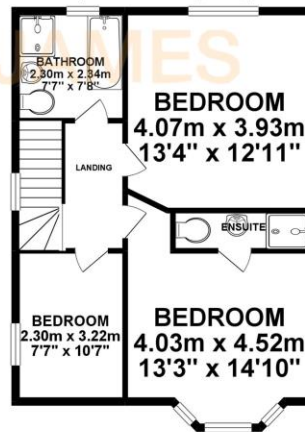
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GROUND FLOOR 76.48 sq. m.  
( 823.22 sq. ft. )



1ST FLOOR 54.17 sq. m.  
( 583.05 sq. ft. )



TOTAL FLOOR AREA : 130.65 sq. m. ( 1406.27 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Marsh Lane NW7

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**ACCOMMODATION**

\* FAMILY HOME \* SOUGHT AFTER LOCATION \* OFF STREET  
PARKING FOR SEVERAL CARS \* CATCHMENT FOR  
COURTLANDS AND MILL HILL COUNTY SCHOOL \* WEST  
FACING LANDSCAPED REAR GARDEN \* CLOSE TO LOCAL  
AMENITIES \*

**AMENITIES**

\* \* \* \* \*

**TERMS**

TENURE : Freehold

BOROUGH : Barnet

PRICE : £749,950 Subject to Contract

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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