

Sole Agent

64 Worcester Crescent, Mill Hill, NW7 4LL

£875,000 Subject to Contract



An exceptionally well presented semi detached family home set in this sought after location within a stone's throw of both Mill Hill County and Courtland schools.

The house is arranged over 2 floors and offers tremendous scope to extend STPP. Currently there are Three Bedrooms, 4 piece Family Bathroom, TV/Family Room and a delightful Kitchen/Diner.

Externally there is a deep driveway, Garage and a stunning, mature rear garden backing onto Greenbelt Land.

Worcester Crescent is approximately 1 mile from Mill Hill Broadway and is also within close proximity of the open spaces of Mill Hill Park and Arrandene.

Council tax band E

Sole Agent

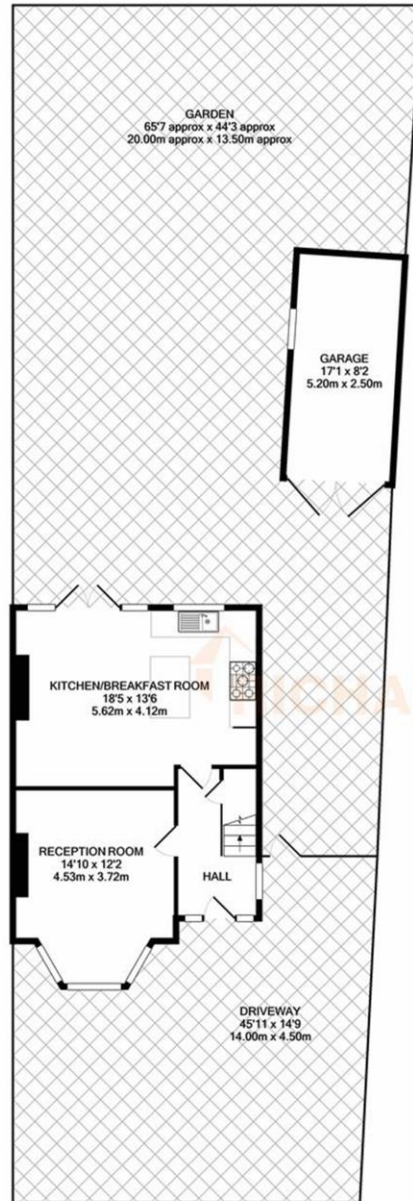
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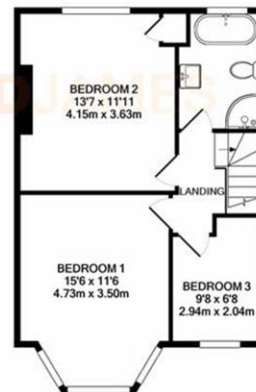
21. the broadway . mill hill . nw7 3da







GROUND FLOOR



1ST FLOOR

WORCESTER CRESCENT NW7

- THREE BEDROOMS
- TV/FAMILY ROOM
- OFF STREET PARKING & GARAGE
- CLOSE TO COURTLAND AND MILL HILL COUNTY SCHOOLS
- FAMILY BATHROOM
- KITCHEN/DINER
- BEAUTIFUL REAR GARDEN BACKING ONTO GREENBELT LAND
- SCOPE TO EXTEND STPP



PRICE - £875,000
TENURE - Freehold
COUNCIL TAX BAND - E
LONDON BOROUGH OF BARNET

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	71	
(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	

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