

**22 Sunnyfield
Mill Hill
NW7 4RG**



Offered for sale with no upper chain is the well presented semi detached family home located in one of Mill Hill's most sought after turnings.

There is scope to extend the house further subject to planning permission with current accommodation affording Four Bedrooms, Two Bathrooms (1 en-suite shower room), Two Reception Rooms, well fitted Kitchen/Diner, Conservatory and guest Wc.

Externally there is off street parking and approximately 78'/24m rear Garden.

Sunnyfield is well located for the amenities of Mill Hill Broadway and popular local schools in both state and private sectors including Courtland, Mill Hill County and Etz Chaim. The open spaces of Arrandene and Mill Hill Park and also within easy reach as are various places of worship.

Council Tax Band - F

Sole Agent.























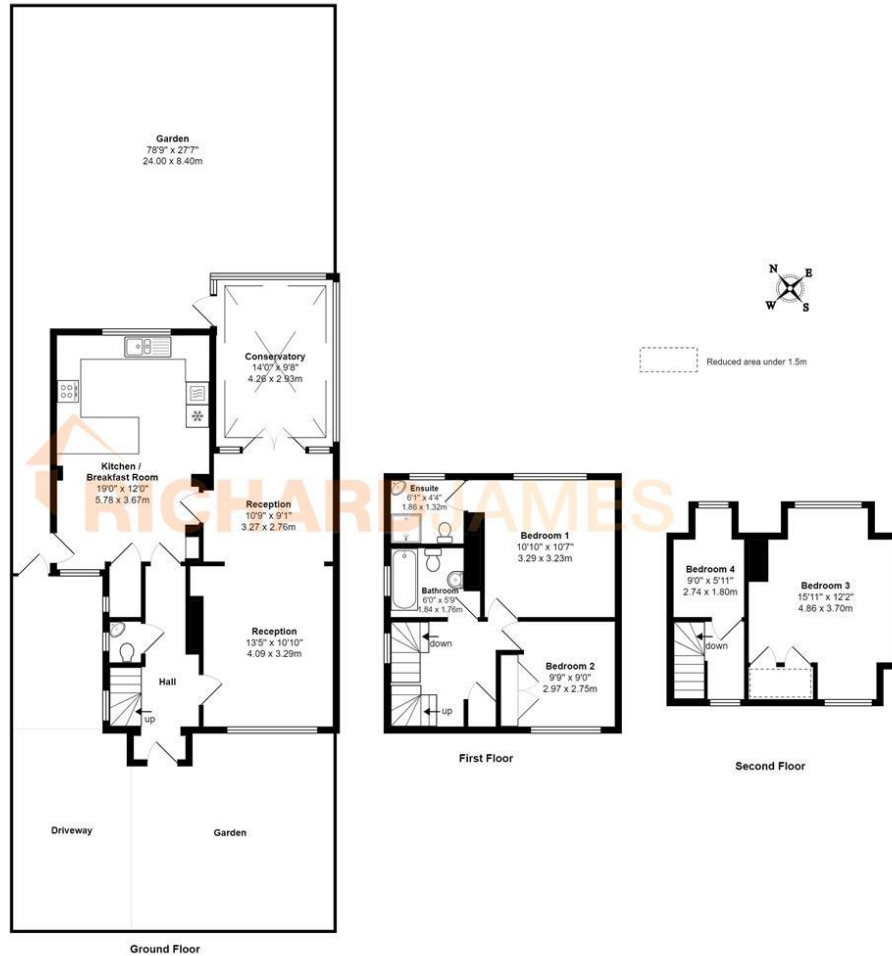
Sunnyfield NW7
Total Area: 1413 ft² ... 131.3 m²

First Floor
Area: 388 ft² ... 36.0 m²

Second Floor
Area: 268 ft² ... 24.9 m²

Ground Floor
Area: 758 ft² ... 70.4 m²

Reduced head room 14 ft. 1.3m



All measurements are approximate and for display purposes only
Compliant with RICS code of measuring practice

ACCOMMODATION / AMENITIES

* SEMI-DETACHED * FOUR BEDROOMS * TWO RECEPTION ROOMS * KITCHEN/BREAKFAST ROOM * TWO BATHROOMS (ONE EN-SUITE) * GUEST WC * OFF STREET PARKING * GARDEN * CLOSE TO COURTLAND AND MILL HILL COUNTY *

TERMS

TENURE : Freehold

BOROUGH : Barnet

PRICE : £975,000 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 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.