

**Sole Agent**

**74 Oakhampton Road, Mill Hill, NW7 1NH**

**£700,000 Subject to Contract**



An extended and modernised Three bedroom semi detached house situated in a popular residential turning between Devonshire Road and Ashley Walk, conveniently located approximately half a mile from Mill Hill East (Northern Line) tube Station, Waitrose Supermarket and shopping facilities located on Holders Hill Circus and within easy access of sought after schools.

The property is offered in excellent condition throughout and comprises a fully fitted Kitchen/Breakfast room, utility room, Reception Room, guest Wc, three bedrooms and family Bathroom.

Benefits include a landscaped rear garden, off street parking, garage (currently used as a gym) and sun room.

There is a usable loft space currently being used as a study with a wc and sink unit.

Council tax band - D

Sole Agent

T: 020 8959 9191

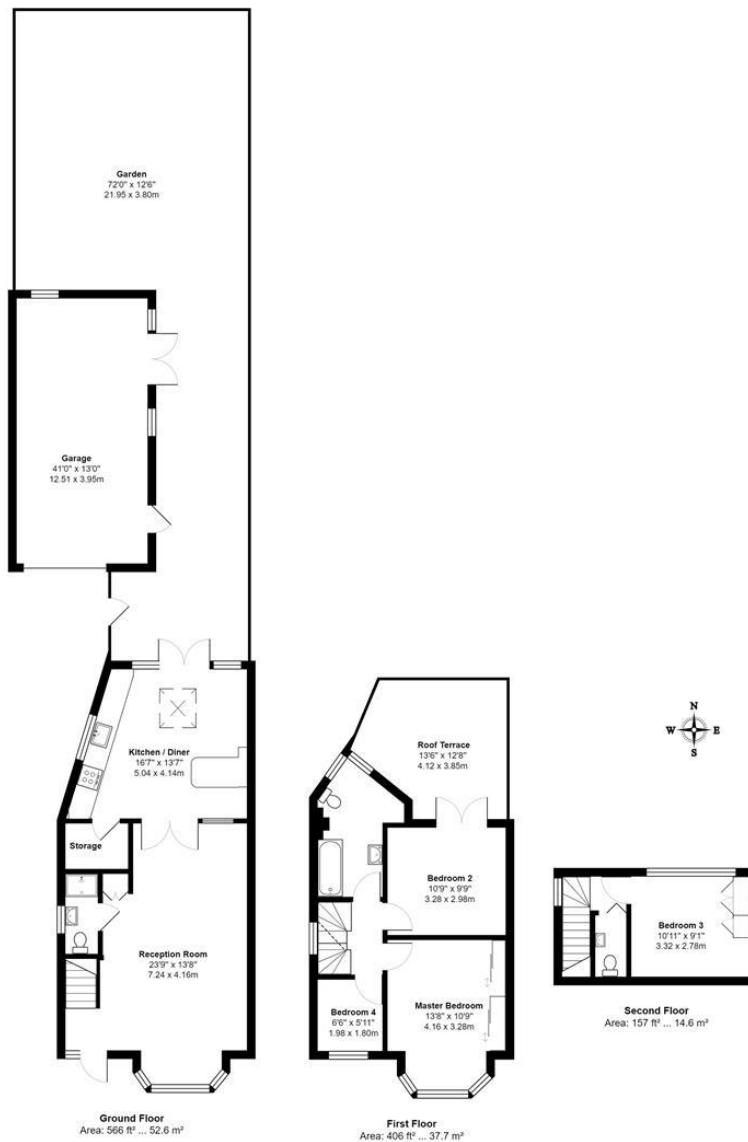
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Total Gross Area: 1129 ft² ... 104.9 m² (excluding garage)  
All measurements are approximate and for identification guideline purposes only, not to scale.  
 Compliant with the RICS code of measuring practice.

- THREE BEDROOMS
- OFF STREET PARKING
- UTILITY TOOM
- GARAGE (CURRENTLY BEING USED AS A GYM)
- SUN ROOM
- SEMI DETACHED HOUSE
- GUEST WC
- LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENETIES
-



**PRICE - £700,000**  
**TENURE - Freehold**  
**COUNCIL TAX BAND - D**  
**LONDON BOROUGH OF BARNET**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(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	

*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.*