

**Sole Agent**

**100 Bittacy Rise, Mill Hill, NW7 2HL**

**£799,950 Subject to Contract**



A well presented and rarely available semi detached chalet bungalow in an enviable location close to various local amenities and with the added bonus of a wonderful outbuilding suitable for Home Office, Gym etc.

The accommodation comprises Master Bedroom with en-suite Dressing Room and Bathroom, Two further Bedrooms, family Bathroom, and an amazing Kitchen/Family/Dining Room with vaulted ceiling.

Reception room, two bedrooms and bathroom . The first floor comprises of the Master Bedroom with walk in wardrobe and en suite shower room.

Externally there is off street parking for 2/3 cars, and large landscaped rear Garden complete with Outbuilding with en-suite Shower Room.

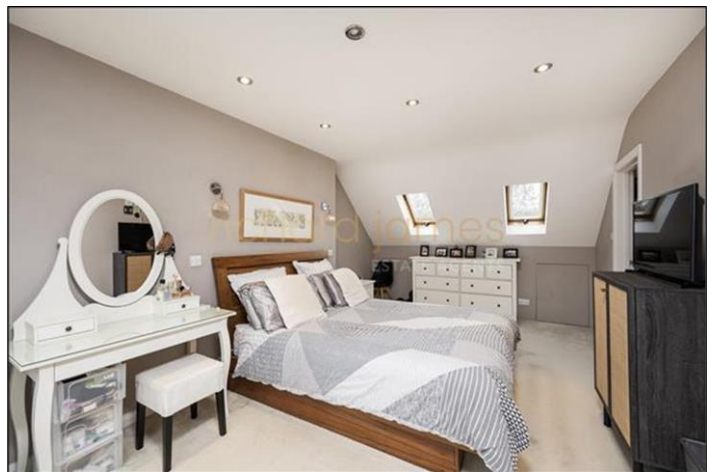
Bittacy Rise is within easy reach of the amenities at Mill Hill East including Northern Line Station, Waitrose and Virgin Active Gym.

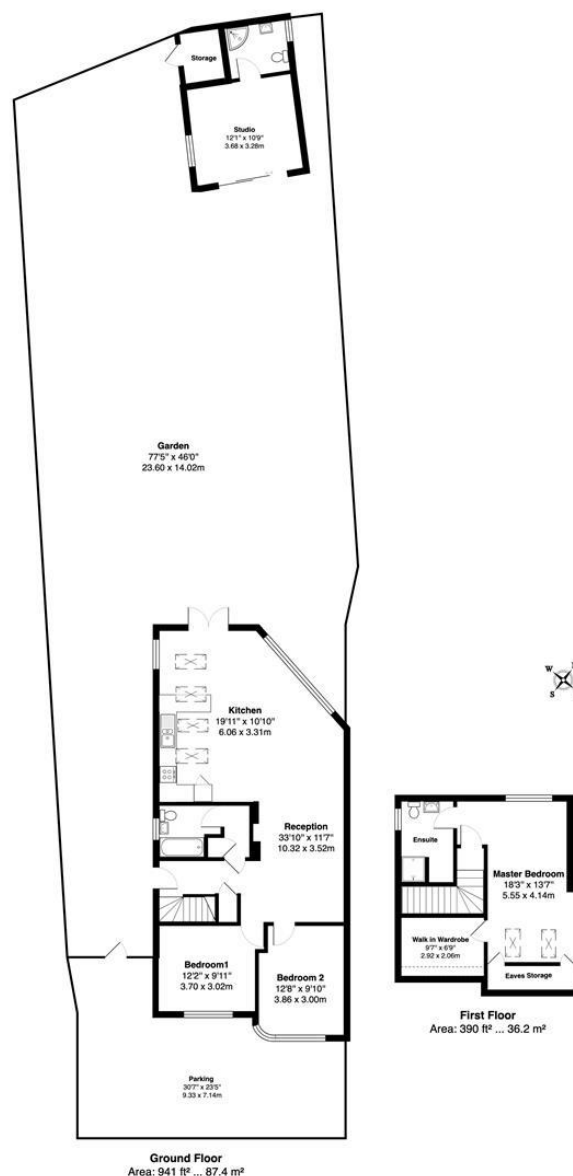
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Bittacy Rise NW7

Total Gross Area : 1305 sq ft ... 121.2 sq m  
( Excluding eaves storage , studio )

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

- SEMI DETACHED CHALET BUNGALOW
- TWO FURTHER BEDROOMS
- AMAZING KITCHEN/LIVING/DINING ROOM
- LARGE REAR GARDEN
- MASTER BEDROOM WITH EN-SUITE DRESSING ROOM & BATHROOM
- FAMILY BATHROOM
- OUTBUILDING SUITABLE FOR A VARIETY OF DIFFERENT USES
- OFF STREET PARKING FOR TWO CARS

- CLOSE TO MILL HILL EAST STATION (NORTHERN LINE)

- WITHIN EASY REACH OF WAITROSE AND VIRGIN ACTIVE



**PRICE - £799,950**  
**TENURE - Freehold**  
**COUNCIL TAX BAND - E**  
**BOROUGH OF BARNET**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(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.

richard  
james  
ESTATE AGENTS