

**Sole Agent**

**88 Hale Drive, Mill Hill, NW7 3ED**

**£825,000 Subject to Contract**



An immaculately presented chalet Bungalow situated in a popular residential turning between close to The Broadway.

The house has been extended and improved by the current owners and now provides bright, well planned, family living over two floors, to include Four Bedrooms, Two Bathrooms and a magnificent Kitchen/Family/Dining/Reception Room with the additional benefit of underfloor heating.

Externally there is off street parking for two cars and rear Garden complete with outhouse suitable for a variety of different uses.

Hale Drive is within easy reach of Mill Hill Broadway and is also within approximately a mile of Edgware Station. Popular local schools, shopping and transport amenities are within easy reach and the house is located within an Eruv.

Council Tax Band - D

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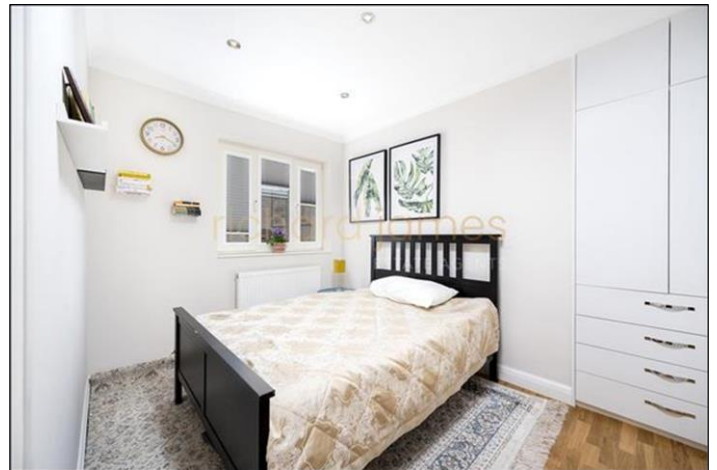
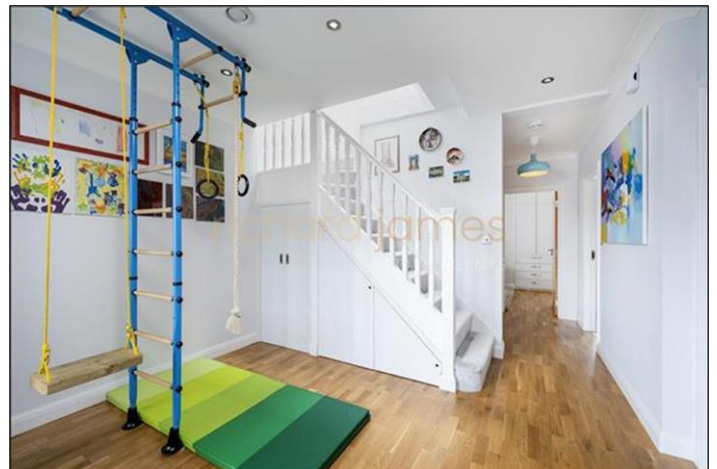
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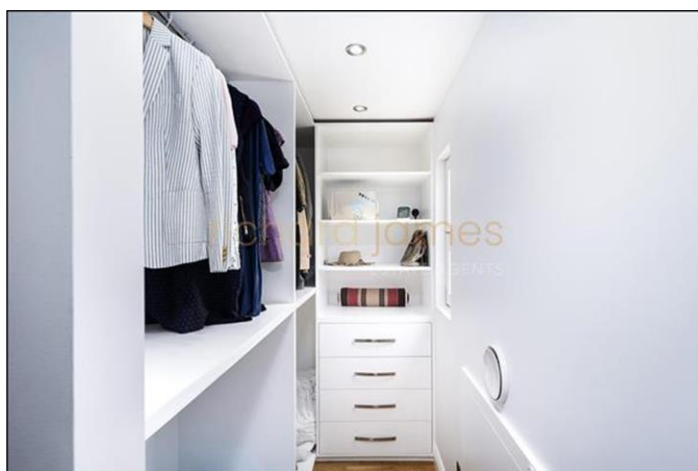
Hale Drive NW7

Total Gross Area : 1436 sq ft ... 133.4 sq m ( excluding Garden room , Eaves storage )

Floor plans are for identification and guideline purposes only, not to scale.  
Compliant RICS code of measuring practice

- FOUR BEDROOMS
- KITCHEN/LIVING/DINING ROOM
- OFF STREET PARKING
- WITHIN APPROX 3/4 OF A MILE OF MILL HILL BROADWAY
- TWO BATHROOMS
- RECEPTION ROOM
- REAR GARDEN WITH OUTBUILDING SUITABLE FOR A VARIETY OF USES
- CLOSE TO POPULAR LOCAL SCHOOLS





**PRICE - £825,000**  
**TENURE - Freehold**  
**COUNCIL TAX BAND - D**  
**London Borough of Barnet**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.