

**Sole Agent**

**26 Guardhouse Way, Mill Hill, NW7 1FX**

**£970,000 Subject to Contract**



An immaculately presented semi-detached family home set on the popular Millbrook Park development.

Built approximately 8 years ago by Linden Homes, the house is arranged over 3 floors, 1808 sq. ft/168 sq. m and provides bright, modern, family living to include Three/Four Double Bedrooms, Three Bathrooms (all en-suite), Two Reception Rooms, Kitchen/Diner with French doors opening on to the Garden, Utility Cupboard and Guest Wc. PLEASE NOTE this house was originally built as a Four Bedroom and could be reinstated back by putting a stud wall back in the first floor Reception Room.

Amenities include Garage, off street parking, south facing rear Garden, 1st floor south facing Balcony and balance of NHBC warranty which is approximately 2 years. Guardhouse Way is within easy reach of the amenities at Mill Hill East including Northern Line Underground

Council tax band G

Sole Agent

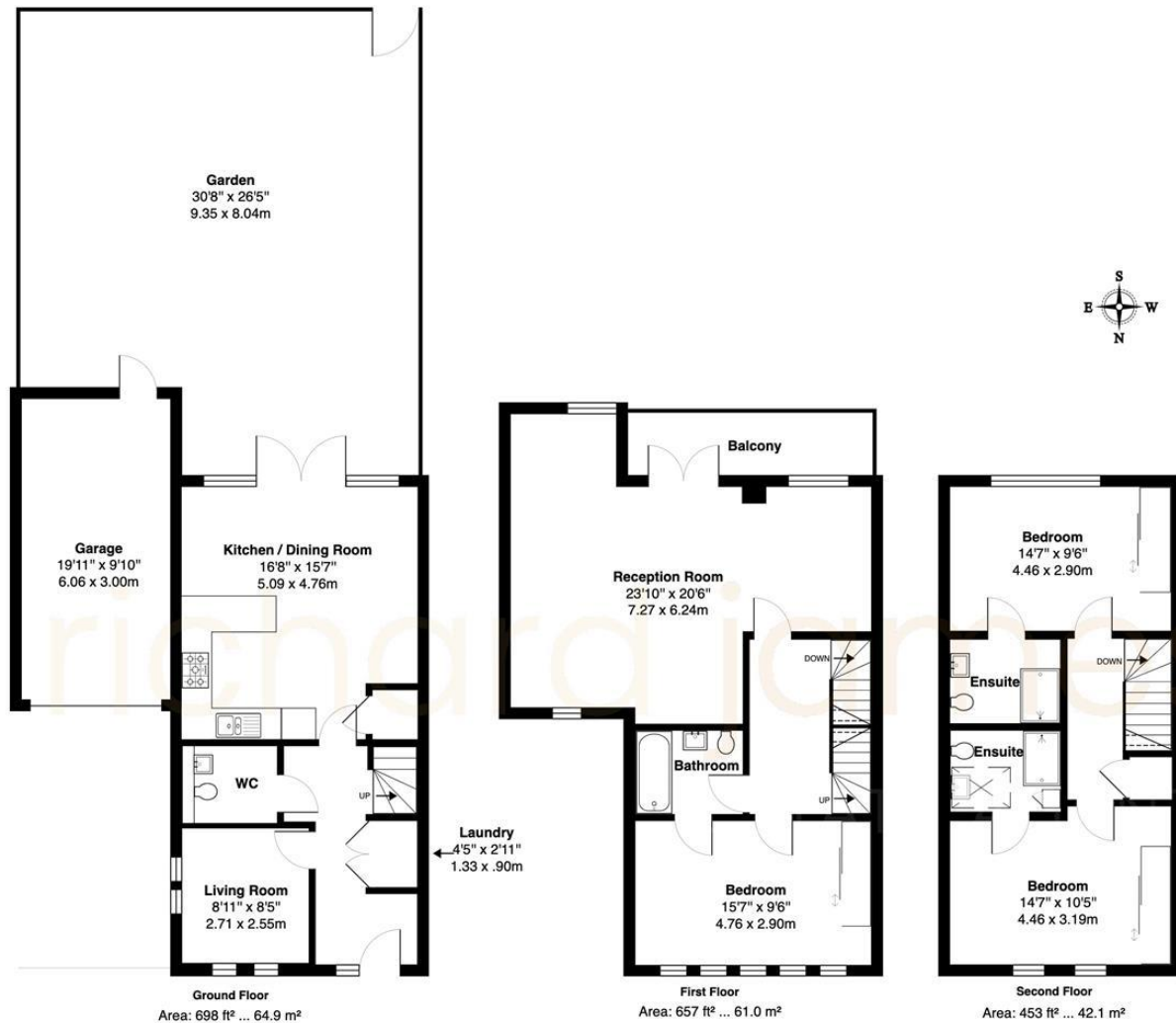
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Guardhouse Way NW7

Total Gross Area: 1808 ft<sup>2</sup> ... 168.0 m<sup>2</sup>

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

- THREE BEDROOMS
- KITCHEN/DINER
- GUEST WC
- GARAGE AND OFF STREET PARKING
- SOUTH FACING BALCONY

- THREE BATHROOMS (ALL EN-SUITE)
- LARGE RECEPTION ROOM
- UTILITY CUPBOARD
- SOUTH FACING REAR GARDEN
- CLOSE TO MILL HILL EAST (NORTHERN LINE) STATION



**PRICE - £970,000**  
**TENURE - Freehold**  
**COUNCIL TAX BAND - G**  
**London Borough of Barnet**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	89	94
(69-80)	C		
(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 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.*