

**Sole Agent**

**5 Bittacy Close, Mill Hill, NW7 1RU**

**£799,950 Subject to Contract**



A rare opportunity to purchase this double fronted detached Bungalow offered for sale with no upper chain and peacefully set in this quiet and popular cul de sac.

The property is offered in good decorative order and comprises a Lounge/Dining Room, fitted Kitchen, Two Bedrooms, Bathroom and separate Wc.

Benefits include a landscaped Garden to side & rear with southerly aspect and attached garage via a driveway with off street parking.

In addition the property has a large loft area which has potential to be converted (STPP).

Bittacy Close is within approximately 1/2 a mile of the amenities at Mill Hill East including Northern Line Station, Waitrose and Virgin Active Gym.

Council Tax Band - E

T: 020 8959 9191

E: [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)

21. the broadway . mill hill . nw7 3da







Bittacy Close NW7

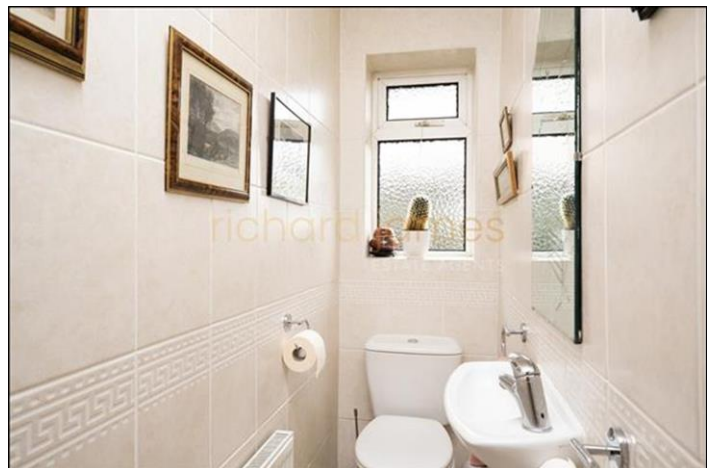
Total Gross Area: 1106 ft<sup>2</sup> ... 102.7 m<sup>2</sup>

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

- DOUBLE FRONTED DETACHED BUNGALOW
- LARGE RECEPTION/DINING ROOM
- BATHROOM
- PRETTY REAR GARDEN WITH SOUTHERLY ASPECT
- TWO BEDROOMS
- FULLY FITTED KITCHEN
- GUEST WC
- OFF STREET PARKING & GARAGE



- CLOSE TO WAITROSE, VIRGIN ACTIVE GYM
- CHAIN FREE



**PRICE - £799,950**  
**TENURE - Freehold**  
**COUNCIL TAX BAND -**

*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.*

richard  
james  
ESTATE AGENTS