

Sole Agent

5 Norbury Grove, Mill Hill, NW7 4LS

£625,000 Subject to Contract



A well presented family house in a sought after location within a stone's throw of both Courtland Primary School and Mill Hill County High School.

Offering tremendous scope to extend, STPP, the current accommodation includes Three Bedrooms, family Bathroom, fully fitted Kitchen/Breakfast Room and Reception Room.

Externally there is off street parking for 2 cars and mature rear Garden with side access.

Norbury Grove is a cul de sac, off Worcester Crescent, within approximately 1 mile of the amenities at Mill Hill Broadway. Mill Hill Golf Club and the open spaces of Moat Mount and Highwood Park are within close proximity as is the renowned Rising Sun.

Council Tax Band - D

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Norbury Grove NW7

Total Gross Area 934 sq ft ... 86.8 sq m
Total area including outbuilding 1020 sq ft ... 94.8 sq m

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

- TERRACED FAMILY HOME
- FAMILY BATHROOM
- RECEPTION ROOM
- APPROX 57'/17.6M REAR GARDEN
- SCOPE TO EXTEND STPP

- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- OFF STREET PARKING
- CLOSE TO COURTLAND AND MILL HILL COUNTY
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PRICE - £625,000
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		86
(69-80)	C	70	
(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.