

**Sole Agent**

**44 Sefton Avenue, Mill Hill, NW7 3QD**

**£975,000 Subject to Contract**



An immaculately presented semi detached family house situated within close proximity of popular local schools including Mathilda Marks Kennedy and Deansbrook Junior School.

Arranged over three floors, 1750 sq ft/162.6 sq m the accommodation is comprised of a wonderful Master Bedroom with en-suite Dressing room and Shower room, Three further Bedrooms, Family Bathroom, Kitchen/Breakfast Room, Two Reception Rooms and guest Wc.

Amenities include off street parking for two cars and south west facing rear Garden with a garage currently used as a utility room.

The property is extremely well located close to Mill Hill Broadway with its trendy coffee shops, fashionable boutiques, places of worship and transport links, including Thameslink Station.

Council tax band G

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Sefton Ave NW7

Total Gross Area: 1750 ft<sup>2</sup> ... 162.6 m<sup>2</sup> (excluding eaves storage)

Total area including outbuilding 1874 sq ft ... 174.1 sq m

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

- SEMI DETACHED HOME
- THREE FURTHER BEDROOMS
- KITCHEN/BREAKFAST ROOM
- GUEST WC
- OFF STREET PARKING
- MASTER BEDROOM WITH EN SUITE DRESSING ROOM AND SHOWER ROOM
- FAMILY BATHROOM
- TWO RECEPTION ROOMS
- SOUTH WEST FACING REAR GARDEN
- CLOSE TO POPULAR LOCAL SCHOOLS



**PRICE - £975,000**  
**TENURE - Freehold**  
**COUNCIL TAX BAND - G**  
**LONDON BOROUGH OF BARNET**

*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.*