

**Sole Agent**

**32 Glenwood Road, Mill Hill, NW7 4LJ**

**£1,200,000 Subject to Contract**



A stunning recently refurbished Four bedroom, Two bathroom (one en suite shower room) semi detached family home set in this sought after location within a stone's throw of both Mill Hill County and Courtland schools.

Having been the subject of a comprehensive extension and refurbishment programme in recent years the house now offers bright, well planned, accommodation over 3 floors to include a Master Bedroom suite with en suite Shower Room, Three further Bedrooms, family bathroom, large Kitchen/Breakfast/Family Room, Reception Room, Utility Room and guest WC.

Externally there is a off street parking for 2 cars, a stunning mature rear garden backing onto Greenbelt Land.

Glenwood Road is approximately 1 mile from Mill Hill Broadway and is also within close proximity of the open spaces of Mill Hill Park and Arrandene.

Council tax band F

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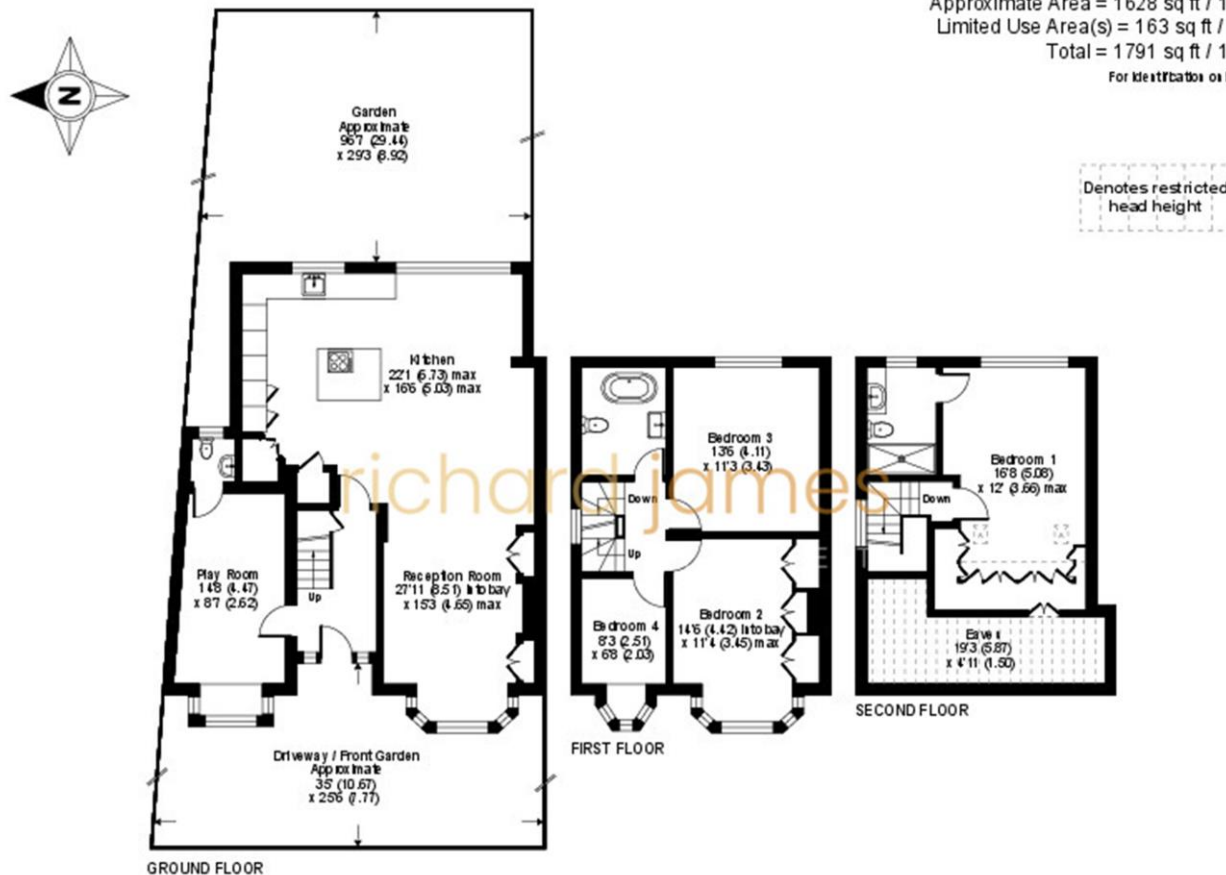


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Approximate Area = 1628 sq ft / 151.2 sq m  
 Limited Use Area(s) = 163 sq ft / 15.1 sq m  
 Total = 1791 sq ft / 166.3 sq m  
 For Identification Only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richroom 2023. Produced for Richard James Estate Agents Ltd. REF: 1057752

- STUNNING FAMILY HOME
- OFF STREET PARKING FOR TWO CARS
- UTILITY ROOM
- TWO BATHROOMS (ONE EN SUITE SHOWER ROOM)
- KITCHEN/BREAKFAST ROOM

- RECENTLY REFURBISHED
- GUEST WC
- FOUR BEDROOMS
- CATCHMENT FOR MILL HILL COUNTY & COURTLANDS
- RECEPTION ROOM



**PRICE - £1,200,000**  
**TENURE - Freehold**  
**COUNCIL TAX BAND F**  
**LONDON BOROUGH OF BARNET**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	80
(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.*