

**Sole Agent**

**13 Colenso Drive, Mill Hill, NW7 2EY**

**£725,000 Subject to Contract**



A Three Bedroom, Two Bathroom (one en-suite shower room) family house located on this sought after development off Buns Lane and conveniently located approximately three quarters of a mile from Mill Hill Broadway's excellent local shopping facilities and Thameslink Station.

The house comprises fully fitted Kitchen, Two Reception Rooms, Conservatory with direct access to the garden and Guest Wc.

Externally there is off street parking and pretty rear Garden.

Council tax band F

Sole Agent

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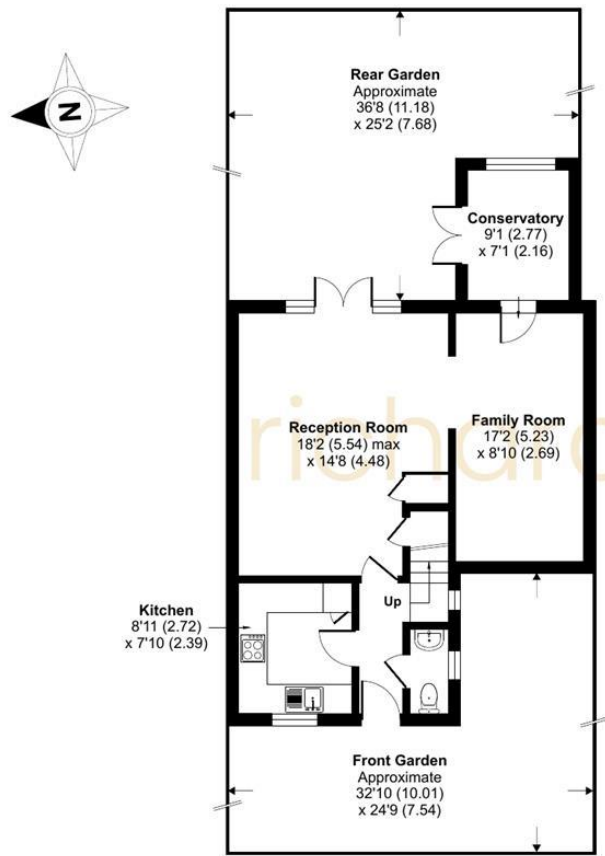
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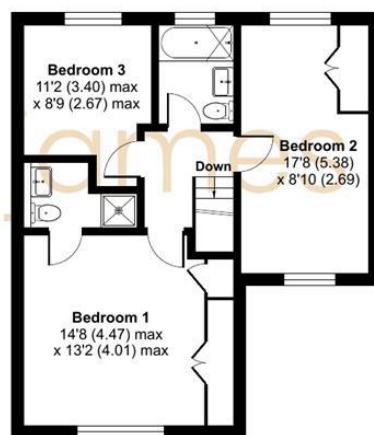


Approximate Area = 1195 sq ft / 111 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1082184

- FAMILY HOME
- OFF STREET PARKING
- CONSERVATORY
- TWO BATHROOMS (ONE EN SUITE SHOWER ROOM)
- CLOSE TO LOCAL AMENTIES
- CUL DE SAC LOCATION
- GUEST WC
- THREE BEDROOMS
- LANDSCAPED REAR GARDEN
-



**PRICE - Offers over £725,000**  
**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		85
(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.