

**Sole Agent**

**5 Sandbrook Close, Mill Hill, NW7 3PF**

**£1,100,000 Subject to Contract**



Offered for sale with no upper chain is this detached family house located in a peaceful sought after cul de sac within a stone's throw of the amenities at Mill Hill Broadway including Thameslink Station and Mathilda Marks Kennedy School.

The house is in need of cosmetic upgrading and also lends itself to extension if additional space is needed, stpp. The house is arranged over 1818 sq ft/168.8 sq m and provides Four Bedrooms, Two Bathrooms (one en-suite shower room), Three Reception Rooms, Kitchen and guest Wc.

Occupying a corner plot there is ample off street parking, 2 Garages and south facing rear Garden backing onto a nature reserve.

Council Tax Band G

Sole Agent.

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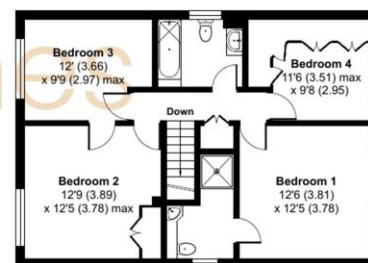
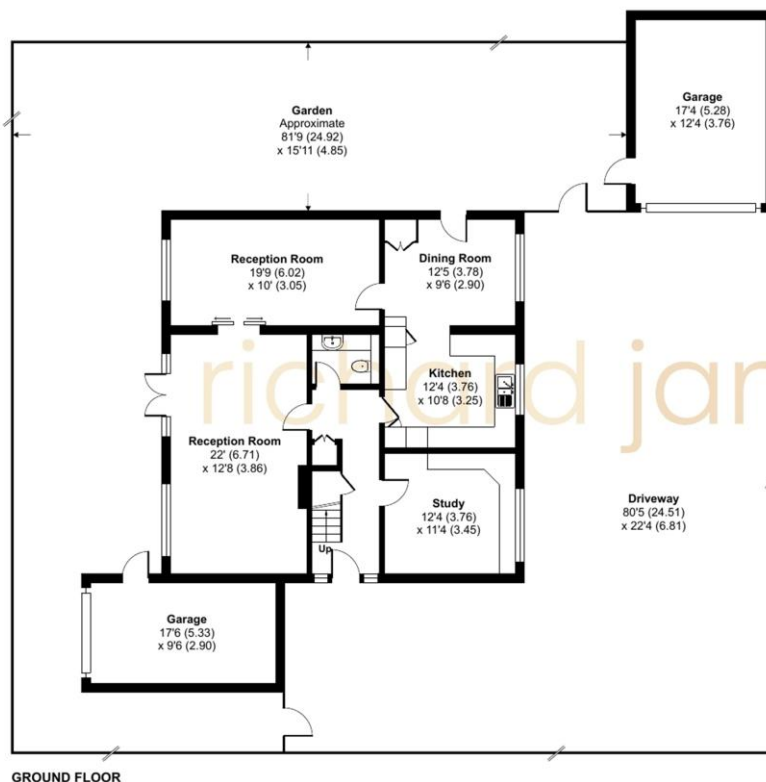
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Approximate Area = 1818 sq ft / 168.8 sq m  
 Garages = 380 sq ft / 35.3 sq m  
 Total = 2198 sq ft / 204.1 sq m  
 For identification only - Not to scale



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: 1084431

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- KITCHEN
- GUEST WC
- SOUTH FACING GARDEN

- CUL DE SAC LOCATION
- TWO BATHROOMS (1 EN-SUITE)
- THREE RECEPTION ROOMS
- TWO GARAGES & OSP
- WITHIN EASY REACH OF THE BROADWAY



**PRICE - £1,100,000**  
**TENURE - Freehold**  
**COUNCIL TAX BAND - G**  
**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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	82
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 will 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.*