

Sole Agent

33 Glendor Gardens, Mill Hill, NW7 3JY

£749,950 Subject to Contract



A chain free four bedroom, semi-detached house situated in a cul de sac just off Selvage Lane, close to the local shops and buses at Apex Corner, approximately half a mile (via public footpath) from Mill Hill Broadway's shopping facilities & Thameslink Station and conveniently located within easy access of sought after local schools such as Mill Hill County, Fairway and Courtland.

The property comprises guest wc, two spacious reception rooms, a large eat in fitted kitchen, four bedrooms, and a family bathroom with a separate WC.

Benefits include, an approximately 121ft well tended rear garden, a single garage via a shared drive, and off street parking for two/three cars.

There is potential for various extension stpp.

Council tax band E

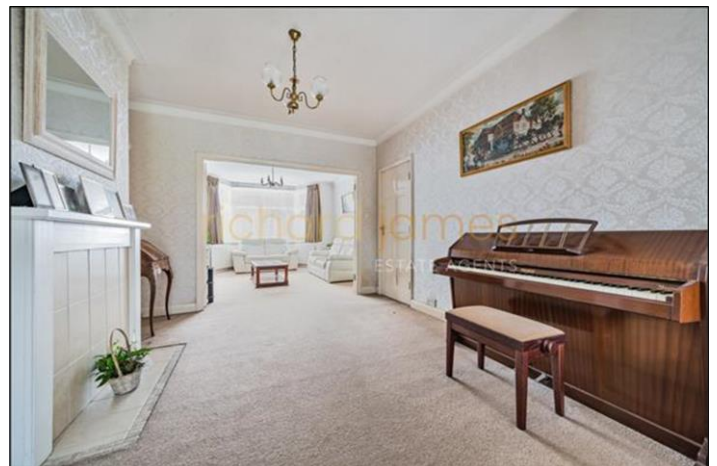
Sole Agent

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21. the broadway . mill hill . nw7 3da



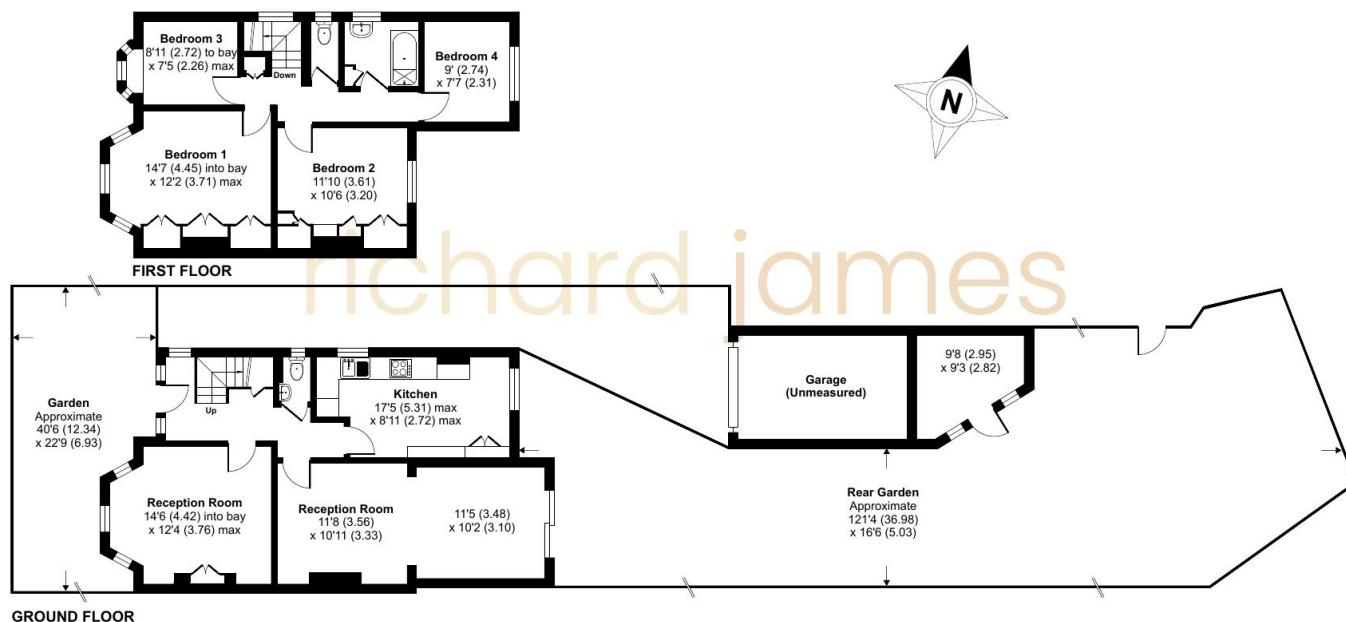


Approximate Area = 1293 sq ft / 120.1 sq m (excludes garage)

Outbuilding = 71 sq ft / 6.5 sq m

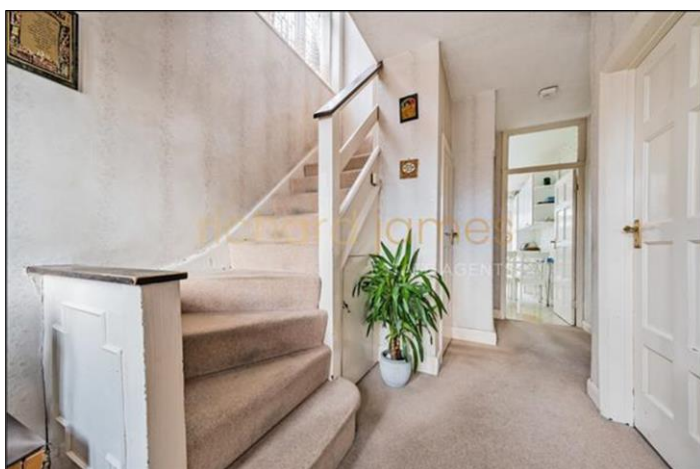
Total = 1364 sq ft / 126.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1088661

- FOUR BEDROOMS
- CUL DE SAC LOCATION
- GUEST WC
- OFF STREET PARKING
- CHAIN FREE
- GARAGE
- CLOSE TO LOCAL AMENITIES
- 121 FT REAR GARDEN
- TWO RECEPTION ROOMS
-



PRICE - £749,950
TENURE - Freehold
COUNCIL TAX BAND E
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 | | |
| (55-68) | D | | |
| (39-54) | E | 53 | |
| (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.