

Selvage Lane

Mill Hill, NW7



4
DOUBLE
BEDROOMS



2
RECEPTION
ROOMS



MODERN
OPEN PLAN
KITCHEN/
DINER



OFF STREET
PARKING



MODERN
FAMILY
BATHROOM



FREEHOLD



CHAIN FREE - A recently refurbished and extended four bedroom detached family home located close to Mill Hill Broadway.

Martyn Gerrard is the trading name for the North London Network Ltd. Registered in England No. 2441809. Registered Office: 197 Ballards Lane, London N3 1LP

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- Link-detached
- Walk-in wardrobe and en-suite in master bedroom
- Guest WC
- Utility room
- Garage
- South-east facing garden

THE OWNERS LOVE

"The property is situated in a highly sought after area, conveniently located for popular local schools and from Mill Hill Broadway's excellent shopping facilities and Thameslink Station (where I can be in Central London or the West End in 30 minutes"

"We love our kitchen entertainment area, with underfloor heating. As a family, we spend most our time in here and our garden is large and welcoming with mature trees and great for summer parties"

"Our bedrooms are good size and done to a high standard, with modern bathroom fixtures and the large loft is easily accessible using the stairs and gives ample storage"

WE'VE NOTICED

The property is being sold with the benefit of no onward chain.

There is potential to go into the loft and create another master bedroom, subject to planning.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	31	48
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

A copy of the full EPC is available on request.

OIEO £995,000 Freehold