



Highwood Hill, Mill Hill, NW7 4EU
£1,295,000



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Real Estates are delighted to offer for a sale this detached family residence, situated in a scenic location at the top of Highwood Hill, offering spacious, well-proportioned accommodation.

The spacious entrance hall leads to a fully fitted kitchen/dining room with stairs down to the living room. Both have the feature of glass doors leading to terraces overlooking the rear garden. On the other side of the entrance hall, there are three well-proportioned bedrooms. The master has an en-suite and there is a large family bathroom for the other two. The rear facing bedrooms offer stunning garden views, with one of the rooms having full length windows and a door leading to a garden terrace.

On the ground floor, you will also find a guest cloakroom with utility cupboard incorporating space and plumbing for a washing machine and dryer. On the first floor there is a fourth bedroom with en-suite bathroom plus a separate study area.

The house is approached via a carriage driveway, offering generous parking and leading to a garage.

To the rear there is a multi-level, beautifully landscaped garden, offering a wide variety of mature trees and flowering shrubs. The secluded garden is SOUTH FACING, and is approximately 80 ft long.

This home is situated in a desirable location, with easy access to first-class local schooling including Mill Hill County and Mill Hill School Foundation. There are convenient transport links to stations nearby, being Mill Hill Broadway (Rail) and Totteridge & Whetstone (Northern Line), which can take you into Central London and the City in 40 minutes. By car, you have easy access to the major roads, A1/M1 and A41. For leisure, you are surrounded by beautiful open spaces including farms and parks. Several pubs such as The Rising Sun, The Orange Tree and The Adam & Eve are within easy reach.

Whilst the house already offers spacious accommodation, there is potential to extend, subject to planning permission.

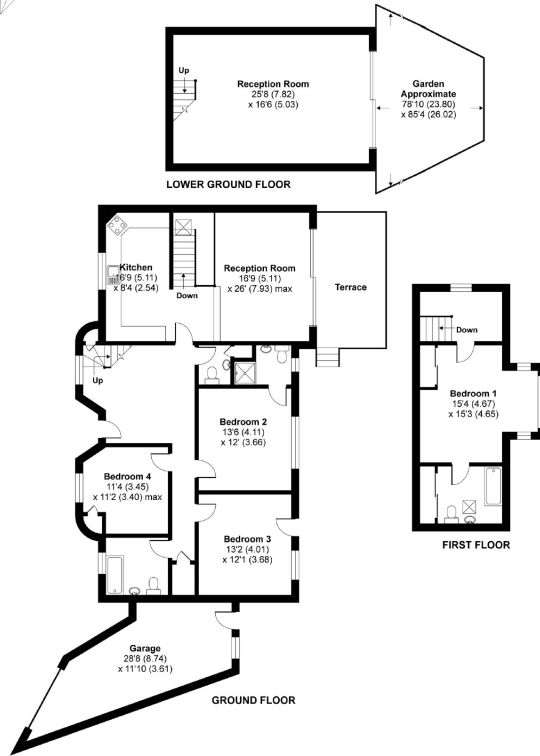




Green Gables, Highwood Hill, London, NW7

Approximate Area = 2299 sq ft / 213.6 sq m (includes garage)

For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richrecom 2022. Produced for Real Estates. REF: 636119

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
92-100 A			102-109 A		
81-91 B			81-91 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
44-54 E			44-54 E		
31-43 F		44	31-43 F		39
1-30 G		55	1-30 G		48
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Totteridge office: 74 Totteridge Lane, Totteridge, London N20 8QG

e : totteridge@realestates-wsp.co.uk

t : 020 8445 3132

f : 020 8445 4492

w : www.realestates-wsp.co.uk



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