



Holders Hill Road, Mill Hill, NW7 1LU
£1,150,000



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CHAIN FREE A beautifully presented 4/5 BEDROOM SEMI-DETACHED home situated within walking distance to local shops and convenient for Mill Hill East Northern Line tube station, Virgin Health Club and Waitrose.

The spacious accommodation, which is arranged over 3 floors, comprises 2 reception rooms, guest cloakroom, extended fitted kitchen/breakfast room (with under floor heating) and utility room to the ground floor. The 1st floor offers 3 bedrooms, 2 bathrooms with under floor heating (1 en suite) and a study area (possible 5th bedroom) and the top floor provides a further bedroom with en suite shower room.

Externally, the landscaped rear garden which backs onto allotments, benefits from a large decking area with steps down to the well maintained lawn, an abundance of shrub and flower borders and a summer house.

Further potential to extend (STPP) if required.

Viewing is highly recommended of this stunning home via Sole Agent REAL ESTATES 020 8445 6387





Holders Hill Road, London, NW7

Approximate Area = 2306 sq ft / 214.2 sq m (includes garage)

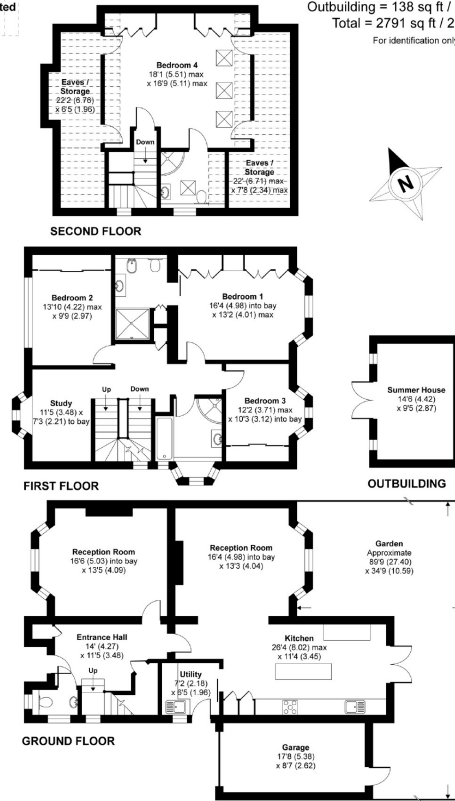
Limited Use Area(s) = 347 sq ft / 32.2 sq m

Outbuilding = 138 sq ft / 12.8 sq m

Total = 2791 sq ft / 259.3 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©richcom 2021. Produced for Real Estates. REF: 730270

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (49-54)		
F (35-48)		
G (21-34)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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