



Guardhouse Way, Mill Hill, NW7 1FX
£900,000 Freehold Council Tax Band G

REAL ESTATES
Est. 1981

Estate Agents · Residential Sales · Investments · Lettings

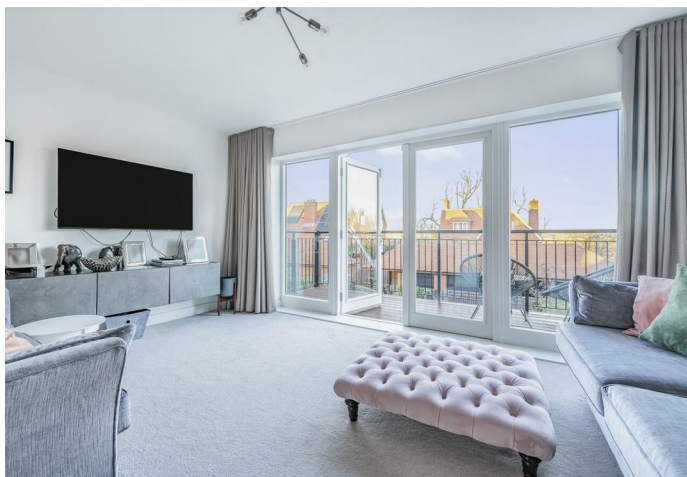
CHAIN FREE Real Estates are delighted to offer for sale this beautifully presented 4 BEDROOM 2 BATHROOM SEMI-DETACHED family home, situated on the popular Millbrook Park development in Mill Hill East.

The accommodation, arranged over 3 floors, comprises approximately 1511 square feet, including a modern kitchen with breakfast bar and large reception/dining room on the ground floor, with doors leading onto the garden and decking area. There is a downstairs WC and storage cupboard too.

To the first floor, there is a further reception room with balcony, plus the principal bedroom with en-suite bathroom and fitted wardrobes. The second floor offers two more double bedrooms, one single bedroom and a family bathroom, plus green views over Darlands Nature Reserve and Totteridge Valley.

The property has TWO allocated gated parking spaces as well as external access to the side and rear.

Guardhouse Way is well placed for Mill Hill East Northern Line Tube Station, Panoramic Park and Millbrook Park CE Primary School. The Dollis Valley Greenwalk, Finchley Golf Club, Waitrose and Virgin Active Gym are all within easy reach.





Guardhouse Way, London, NW7

Approximate Area = 1511 sq ft / 140.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Real Estates. REF: 1220014

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		95
B	87	
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
EU Directive		



Real Estates Woodside Park Office:
14/14a Sussex Ring
Woodside Park N12 7HX

ll : 020 8445 6387
e : info@realestates-wsp.co.uk
w : www.realestates-wsp.co.uk