



Tiverton Way, Mill Hill East, London, NW7 1GE

Asking Price Of £900,000

We are delighted to bring to the market this bright, spacious and impressive extended double fronted four bedroom semi detached house with garage own drive. Finished to a high specification throughout. Situated on the popular and sought after Lidbury Square development. The property boasts many redeeming features which can only be appreciated by your earliest internal viewing.

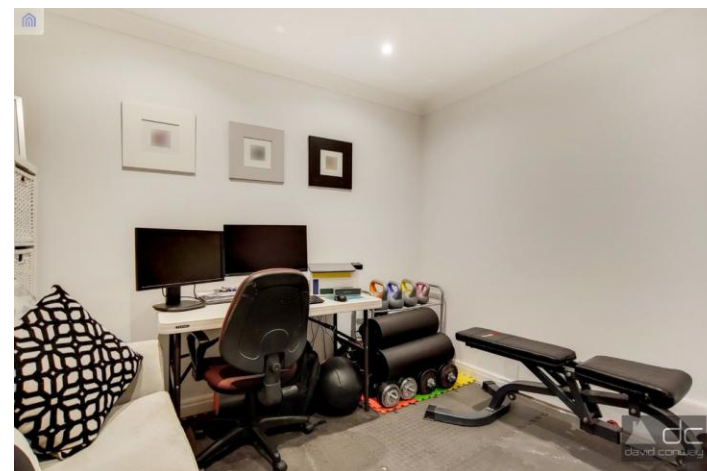
Freehold



- Four bedroom double fronted house
- Stunning open plan kitchen
- Wood engineered flooring to ground floor
- Large open plan dining room
- Downstairs study
- Downstairs cloakroom
- Family bathroom plus two en suites
- Garage via own drive
- Close to Mill Hill East underground
- Convenient for local schools

Property Description

INTERNALLY On the ground floor of this beautifully and immaculately presented home is a bright and spacious entrance hall leading to a large dining room which is open plan with kitchen and reception room. The large attractive bespoke kitchen has an extensive range of wall and floor units with granite worktops and glass upstands. Plus island/breakfast bar seating area, The bright and open plan rear aspect reception has bi-folding doors leading to the garden. The property has the additional benefit of a study and also leading from the hallway is a luxury downstairs cloakroom. On the first floor there are three spacious bedrooms with bedroom two having the benefit of an en suite shower room/w.c. plus a good size family bathroom. The second floor of this highly desirable property boasts its own suite spanning across the whole of the upper floor and providing a beautifully appointed bedroom with full range of wardrobes, a dressing area and en suite shower room.





EXTERNALLY The wide and well maintained rear garden has a decked area leading lawn with flower and shrub borders. To the front of the property is garden and garage via own drive with door from garage leading to the rear garden.

LOCATION Located on the sought after and desirable Lidbury Square Development just 700 yards from Mill Hill East Underground and just over a mile to Finchley Central and West Finchley Northern Line tubes. Mill Hill's busy shopping centre with numerous restaurant and cafes and overground station is just 1.5 miles away. Local schools are numerous and include Dollis Primary and Millbrook Park Primary just over 700 yards from the property. Secondary schools include Cophall and Hasmorean Boys and Girls Schools all within 800 yards.

MORTGAGES ARRANGED AT COMPETITIVE RATES (Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tiverton Way, NW7

CAPTURE DATE 23/12/2020 LASER SCAN POINTS 7,237,300

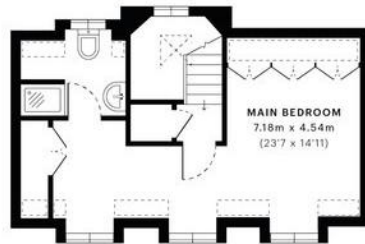
GROSS INTERNAL AREA

162.34 sqm / 1747.41 sqft

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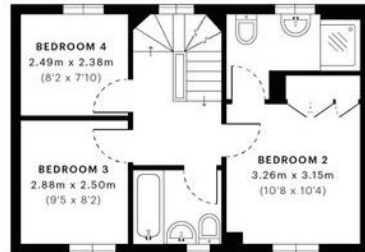


— Ground Floor



GARAGE
4.93m x 2.69m
(16'2" x 8'10")
13.13 sqm / 141.30 sqft
Included in Measurements

— Second Floor



— First Floor



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