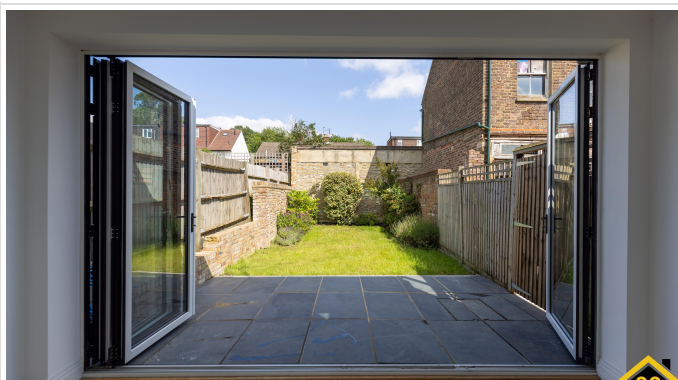


3 Bed Detached In Marion Road , London, NW7 4AN

£850,000





SHORT DESCRIPTION

Property Ref: 15147 RECENTLY BUILT DETACHED HOUSE - 3 DOUBLE BEDROOM 2 BATHROOMS, BRIGHT AND SPACIOUS OPEN PLAN LIVING IN THE HEART OF MILL HILL'S POETS' CORNER! • Lovely home offers spacious open plan living, maximizes light and space, with high ceilings, roof lights and full width bifold doors to charming walled garden and patio – perfect for entertaining. • Short walk to the many amenities of Mill Hill Broadway and overground station, immediate access to M1 and A1 • A number of Ofsted top rated schools within walking distance - including Etz Chaim and Goodwyn School • Many open green spaces to explore on your doorstep • High specification throughout - bespoke high gloss kitchen, integrated Siemens appliances, engineered wood flooring, underfloor heating throughout with thermostatic control for each room • Off-street parking space with electric car charging port • Three double bedrooms, two bathrooms • Guest cloakroom downstairs • Sky plus, TV and telephone points installed throughout. Charming, detached home located in the heart of sought after Poets Corner in leafy Mill Hill. The house is well presented throughout, benefits from open plan living areas flooded with natural light from generous bay window, full height bifold doors and impressive roof lantern. Top spec appliances, underfloor heating throughout, two spacious double bedrooms on the first floor and a large private master suite on the second floor. Delightful walled garden with patio perfect for entertaining from the full width bifold doors. Front drive with off street parking and electric vehicle charging point. A short walk to the ample facilities of Mill Hill Broadway, Mill Hill Park, and a number of excellent schools. Property Type: Detached Full selling price: £850000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: E EPC rating: B Measurement: 1248.61 sq.ft. Outside Space: Rear Garden, Enclosed Garden, Patio Parking: Off street Heating Type:Underfloor Heating , Central Heating Chain Sale or Chain Free:Chain free Possession of the property: Vacant -----

3

Bed Room(s)

2

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached house
Total floor area	116 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is B. It has the potential to be A.
[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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