

**10 Woodcroft Avenue
Mill Hill
NW7 2AG**



Offered for sale with no upper chain, a wonderful opportunity to buy this handsome Semi Detached family home with a wealth of period features and high ceilings throughout, set within a stone's throw of the amenities at Mill Hill Broadway.

Having been in the same family ownership for over 50 years the house is in need of some modernisation and has the potential to substantially extend both on the ground floor and into the roof, subject to planning permission, which would create a truly magnificent family home.

The current accommodation is arranged over 2 floors and comprises Three Bedrooms, Family Bathroom, separate Wc, Reception Room, Dining Room, charming Entrance Hall, fully fitted Kitchen and Morning Room.

Externally there is off street parking, Garage and a stunning mature, rear Garden which extends to nearly 100'.

Situated at the top end of Woodcroft Ave and located within a short walk of Mill Hill Broadway, the house is therefore very well placed for popular local schools in both the















52a The Broadway, Mill Hill, London NW7 3LH
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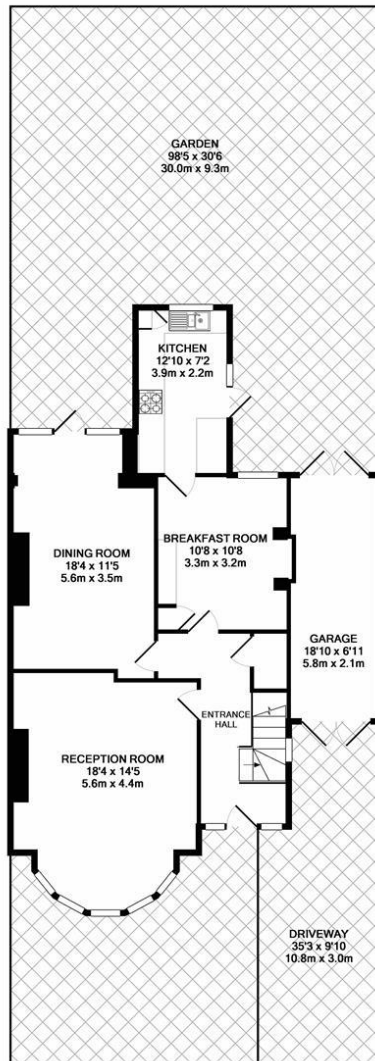
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GROUND FLOOR



1ST FLOOR

WOODCROFT AVENUE NW7
TOTAL APPROX. FLOOR AREA 1391 SQ.FT. (129.2 SQ.M.)

Floorplans are for identification and guideline purposes only not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by Chik Chak Limited. Made with Metropix ©2018



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ACCOMMODATION

* SEMI DETACHED FAMILY HOUSE WITH PERIOD FEATURES *
THREE BEDROOMS * FAMILY BATHROOM * SEPARATE WC *
TWO RECEPTION ROOMS * FULLY FITTED KITCHEN *

AMENITIES

* MORNING ROOM * APPROXIMATELY 100' REAR GARDEN *
OFF STREET PARKING & GARAGE * *

TERMS

TENURE : Freehold

BOROUGH : Barnet

PRICE : £799,950 Subject to Contract

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particular



important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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