



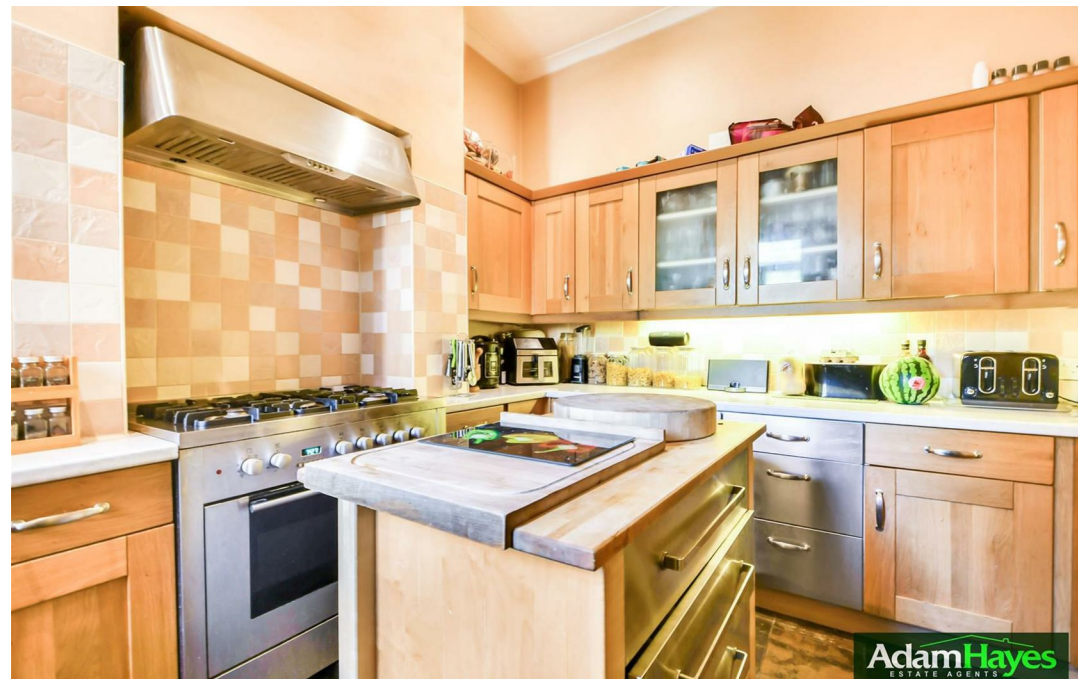
Bittacy Hill, Mill Hill, NW7

 4 Bedrooms  2 Bathrooms  2 Receptions

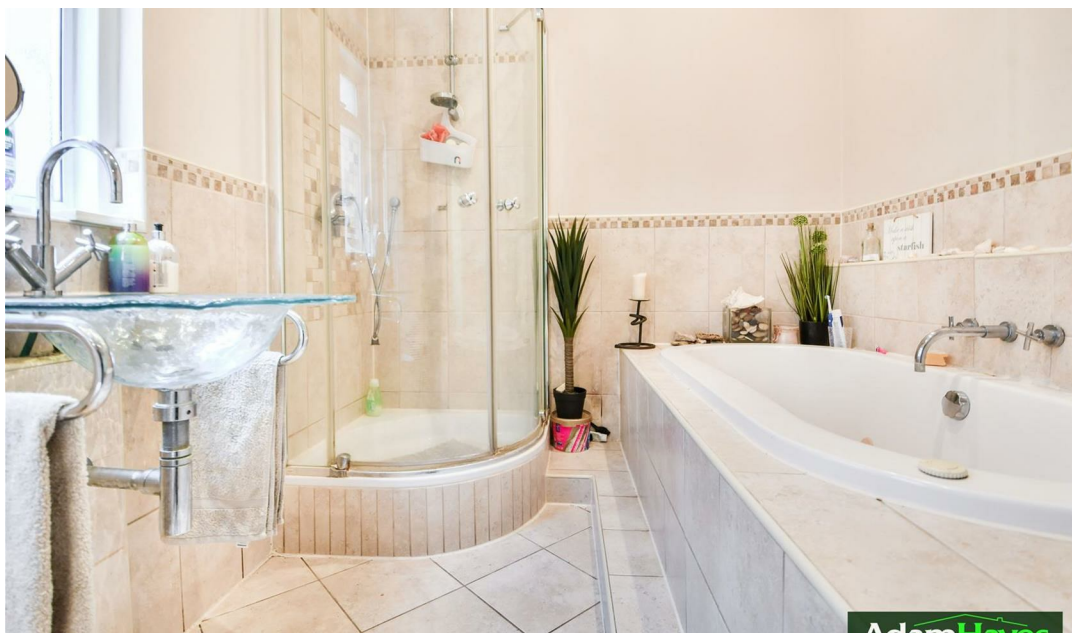
OIEO £650,000



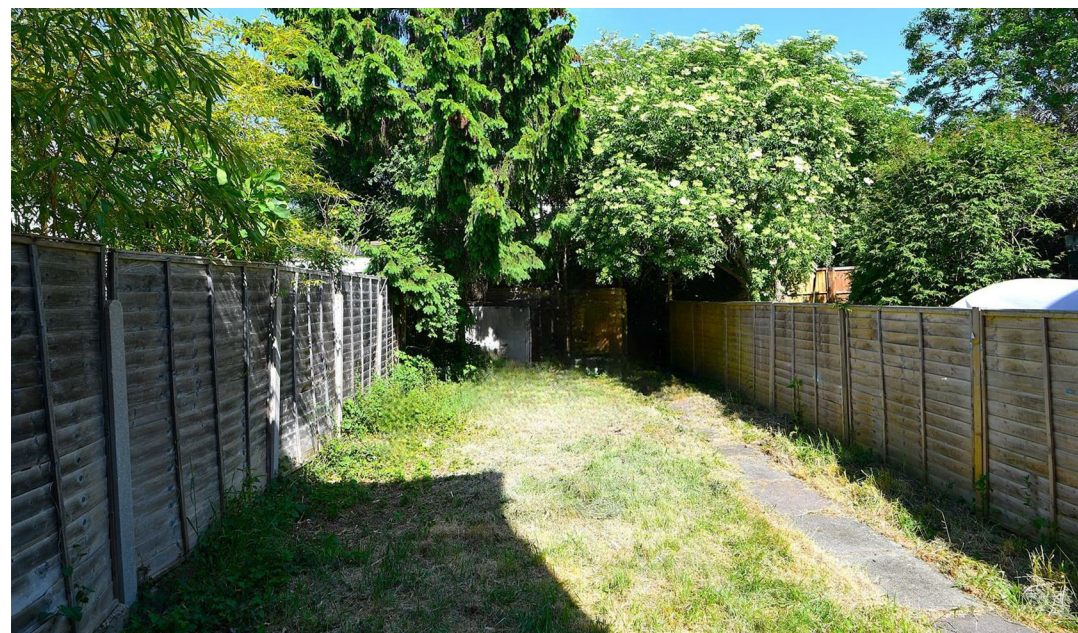
Adam Hayes
ESTATE AGENTS



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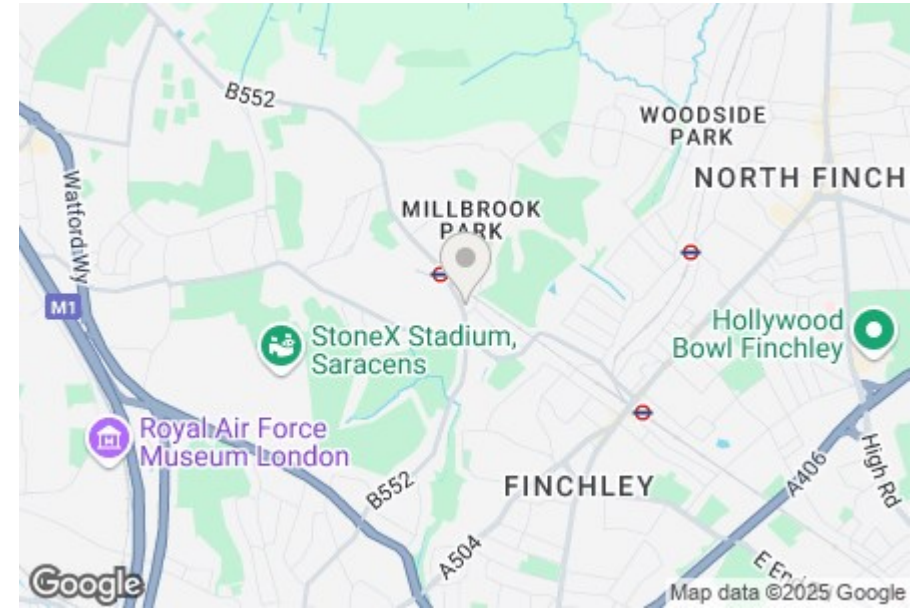
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Key Features

- Four Bedrooms
- Two Receptions
- Two Bathrooms
- Underground Cellar
- Loft Access With Potential To Extend (STPP)
- Garden

Other Information

Tenure: Freehold
Council Tax Band: F



Nearest Stations

Mill Hill East Station 0.2 miles
Finchley Central Station 0.7 miles
West Finchley Station 0.9 miles

Property Description

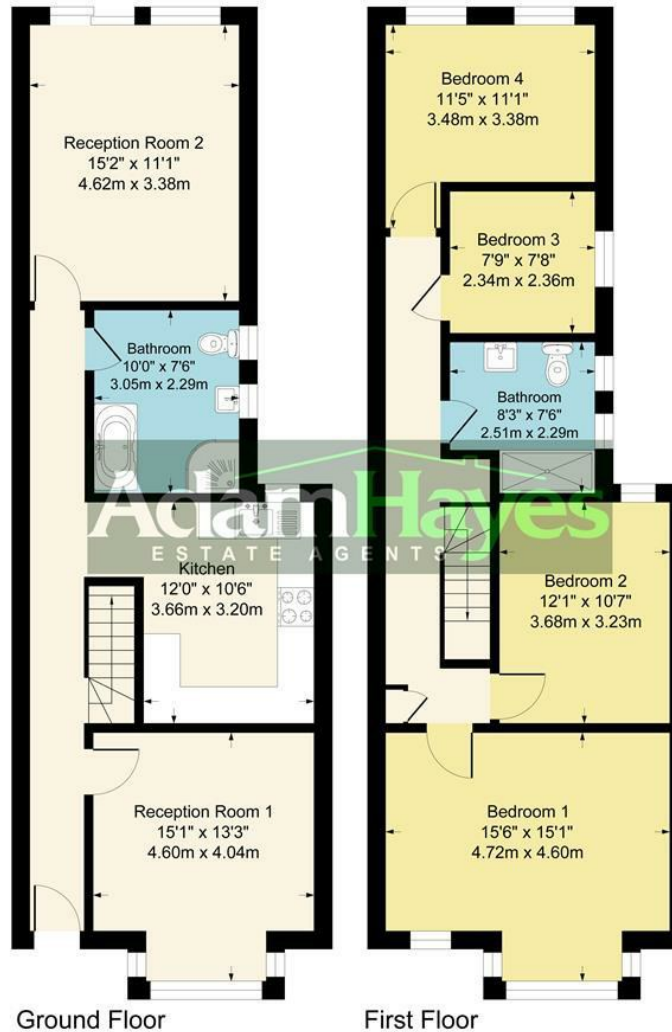
Situated within 0.2 miles of Mill Hill East Station (Northern Line) and within walking distance to an array of shops and amenities is this four bedroom terraced family house. The property benefits from two reception rooms, access to an underground cellar, a separate fitted kitchen with an island, a four-piece bathroom suite with underfloor heating and a jacuzzi bathtub on the ground floor and access to the rear garden. The first floor comprises of the main bedroom, three additional bedrooms and fitted wardrobes in the third bedroom, and a three-piece family bathroom suite. This property has access to a loft that offers potential for conversion into a fifth bedroom (STPP) and there are plenty of green spaces nearby including Dollis Brook and Dollis Valley Greenwalk. To really appreciate the location, size and potential, an internal viewing is highly recommended through the vendors sole agents, Adam Hayes estate agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(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	

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**Approximate Gross Internal Area
1358 sq ft - 126 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.