



Engel Park, London, NW7 2HP

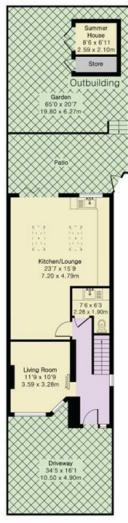
£775,000 - Freehold

A stunning 3 bedroom semi-detached house situated within this popular turning in Mill Hill East. The property has been extended and much improved by the current owner and features a 23ft reception/kitchen to the rear. Benefits include a contemporary kitchen with integrated appliances, bi-folding doors out to a large patio and garden, a summerhouse, a downstairs W.C./utility room, a separate front reception room and a modern bathroom. With off street parking and the potential to extend further (subject to the necessary consents), the house would make an ideal family home.

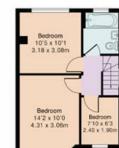
- Extended semi-detached
- 3 bedrooms
- Guest W.C./utility
- Large patio and garden
- Off street parking
- Excellent condition
- Potential to extend further (stpp)
- Barnet council tax band E

Floor Plan

**Approximate Gross Internal Area 976 sq ft - 91 sq m
(Excluding Outbuilding)**



First F



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Area Map



Energy Efficiency Graph

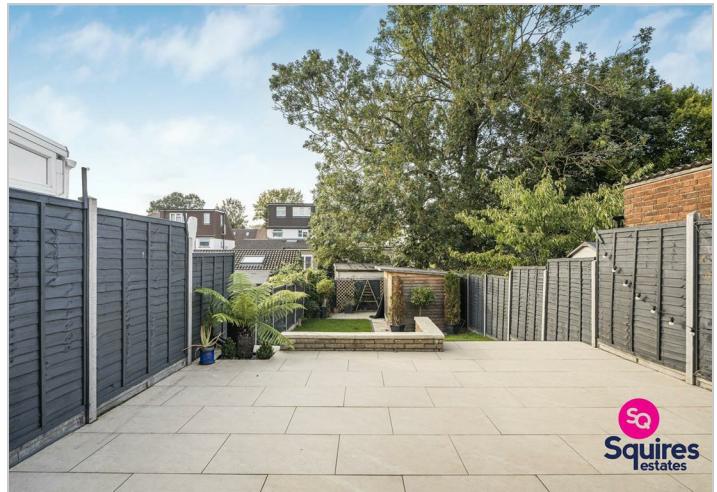
Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Score Range	Color	Current	Potential
A	(92 plus)	Green		
B	(81-91)	Dark Green		
C	(69-80)	Medium Green		
D	(55-68)	Yellow		63
E	(39-54)	Orange		
F	(21-38)	Red		
G	(1-20)	Dark Red		

Not energy efficient - higher running costs

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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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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