



## Holmwood Grove, London – NW7

£1,100,000 Freehold

A fantastic 4 bedroom, 2 bathroom corner plot, semi-detached house. The property has been much improved by the current owners including a loft conversion and stunning rear extension with vaulted ceiling and substantial feature glazing. Now boasting a 26ft open-plan kitchen/family room, there is direct access to a 73ft patio and garden and the added benefit of a separate utility room. Further benefits include a front reception room, a modern family bathroom, a contemporary en-suite shower room to the master bedroom, a ground floor W.C. and off street parking. Mill Hill Broadway's shops and Thameslink station are only 0.4 miles away with Mathilda Marks Kennedy Primary School nearer. There is further scope for extension to the side (subject to the necessary consents) and the house would make an ideal family home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



- Corner plot, semi-detached
- 4 bedrooms
- 2 bathrooms (1 en-suite)
- 73ft patio and garden
- Off street parking
- Stunning extension
- Downstairs W.C.
- Utility room
- Close to shops and transport
- Barnet council tax band E



[www.squiresestates.co.uk](http://www.squiresestates.co.uk)