



## Holmwood Grove, Mill Hill, NW7 3DS

£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.

- 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

## Floor Plan

### Approximate Gross Internal Area 1733 sq ft - 161 sq m

Ground Floor Area 896 sq ft - 83 sq m

First Floor Area 483 sq ft - 45 sq m

Second Floor Area 354 sq ft - 33 sq m



PINK PLAN

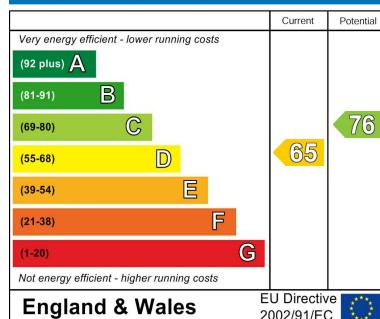
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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



England & Wales



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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