



**TAVISTOCK AVENUE, MILL HILL EAST, LONDON, NW7
£1,150,000 FREEHOLD**

A SPACIOUS AND BEAUTIFULLY PRESENTED DETACHED FAMILY HOME

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Winkworth

DESCRIPTION:

Winkworth are delighted to offer this beautifully presented detached family home, set in a new development in a prime location, within easy access to amenities, such as Waitrose and Virgin Active Gymnasium and transport links, including Mill Hill East underground. The property is presented in excellent condition throughout and comprises spacious reception room, fully integrated kitchen/dining room, ground floor wc, three bedrooms to the first floor (one with en suite), family bathroom and a further master bedroom with en suite to the top floor. The property has an exceptional sized garden to the front, rear and side with a south facing rear aspect along with a fully detached garage and parking. This is wonderful family home with potential for further expansion (stpp).

COUNCIL TAX:

Band F - £2456.99 per annum

AT A GLANCE

- Set in a modern development
- Detached family home
- Spacious Reception room
- Modern fitted eat-in kitchen
- Four bedrooms
- Exceptional sized front, side & rear garden
- Gated parking & Garage



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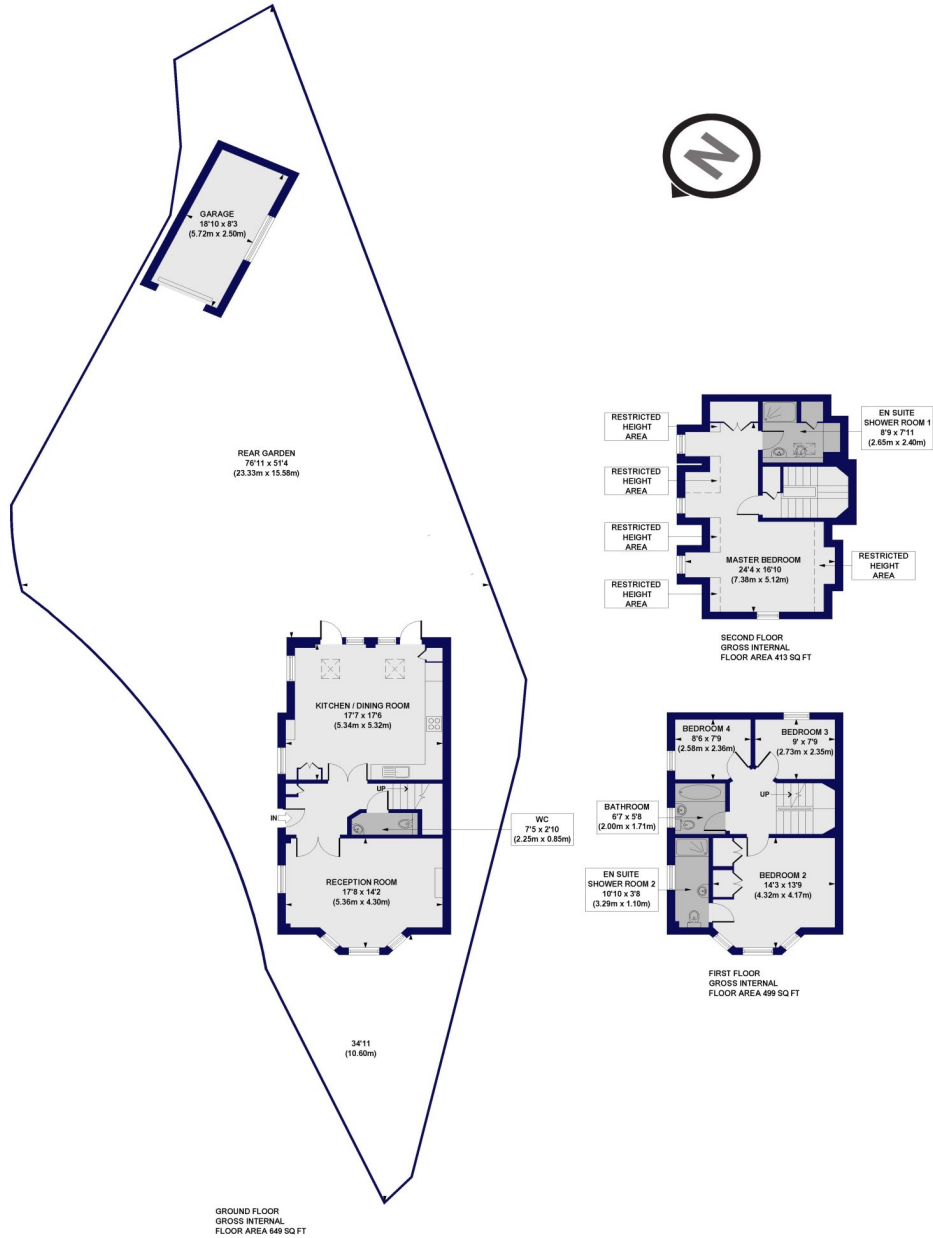


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Tavistock Avenue, NW7

Approx. Gross Internal Floor Area 1715 sq. ft / 159.35 sq. m (Including Restricted Height Area & Garage)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		85
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	