



## Sunbury Avenue, Mill Hill, NW7

**£1,250,000**

This impressive detached family residence has been thoughtfully extended on the ground floor and beautifully refurbished throughout, offering a blend of contemporary style and practical family living.

Upon entering, you are welcomed into a bright and inviting reception room that flows seamlessly into a spacious open-plan kitchen and dining area. Overlooking the beautifully maintained rear garden, this light-filled space is ideal for both relaxed everyday living and stylish entertaining. The ground floor also benefits from a separate utility room, a guest W/C, and internal access to the garage. Upstairs, there are three generously sized bedrooms and a modern, well-appointed family bathroom. The property has been renovated to a high standard, combining a modern layout with a warm and homely feel throughout.

There is excellent potential to further increase the living space with a loft conversion or garage conversion (subject to the usual planning permissions), making this an ideal long-term home for a growing family.

With its prime location, high-quality finish, and exciting scope for future development, this is a rare opportunity to secure a standout property in one of the area's most sought-after residential enclaves.

Sole Agent.

- DETACHED HOUSE - 1804 Sq Ft
- FRONT RECEPTION ROOM
- LARGE OPEN PLAN KITCHEN - DINING - LIVING AREA
- UTILITY ROOM
- DOWNSTAIRS W/C
- MODERN FAMILY BATHROOM
- APPROX 0.5M TO MILL HILL BROADWAY
- STUDIO ROOM WITH W/C
- SOUTH FACING GARDEN
- OFF-STREET PARKING

### Viewing

Please contact our Mill Hill Office on 02089590011 if you wish to arrange a viewing appointment for this property or require further information.



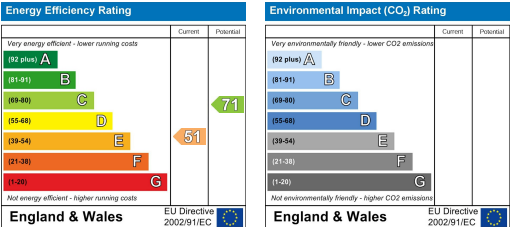
Floor Plan



Area Map



Energy Efficiency Graph



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