Connecting people and property since 1935

COSWAY



# The Reddings, Mill Hill, NW7

## Offers Over £995,000

A beautifully presented four-bedroom semi-detached family home, ideally positioned in a highly sought-after residential location and offered chain free. The property enjoys stunning views towards St Joseph's College and beyond, whilst providing spacious and versatile accommodation throughout.

The ground floor features a bright and welcoming reception room alongside an impressive open-plan kitchen, living and dining area, creating an excellent space for both family life and entertaining. There is also a convenient guest WC, with underfloor heating installed throughout the ground floor.

The first floor provides four well-proportioned bedrooms, including an impressive principal bedroom suite with both an en-suite shower room and separate bath, together with a family bathroom.

Externally, the property benefits from a beautifully landscaped south-facing rear garden, with a large patio area providing an ideal setting for outdoor dining and entertaining. The property also offers off-street parking for 2/3 cars, together with a side garage which is currently being used as a gym.

To the rear of the garden is a recently constructed full-width summerhouse, providing a fantastic additional space which could be used as a home office, gym, entertaining area or simply as a peaceful retreat.

There is also significant potential to extend the property further, subject to the necessary planning permissions and

- Four Bedroom Semi-Detached Family Home
- South Facing Rear Garden
- Landscaped Garden With Large Patio
- Off-Street Parking For 2/3 Cars
- Garage Currently Used As A Gym
- Full-Width Summerhouse
- Underfloor Heating Throughout The Ground Floor
- Excellent Potential To Extend

## Viewing

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

4 2 3 C

## Floor Plan



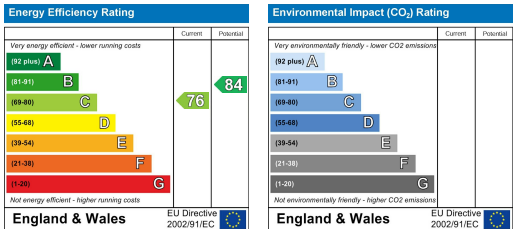

Total floor area 175.1 m² (1,885 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## Area Map




## Energy Efficiency Graph












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.