



## Austell Gardens, Mill Hill, NW7

**£780,000**

Located in the highly sought-after Austell Heights, NW7, this impressive three-bedroom townhouse offers approximately 1,486 sq ft of well-appointed living space arranged over three floors.

The ground floor features a spacious entrance hall, a versatile third bedroom, shower room and separate utility room in addition to a generous rear garden and direct access to an integrated garage and driveway providing off-street parking.

The first floor boasts a large, bright reception room with ample space for living and dining, alongside a fully equipped kitchen.

On the top floor, the main bedroom benefits from an en-suite and built-in storage, while the second bedroom also includes its own en-suite, offering comfort and privacy. This wonderful property is within catchment of excellent local schools, walking distance to Mill Hill Broadway and is ideal for families or professionals seeking flexible living in a quiet residential setting. Sole Agent. Chain Free.

### Viewing

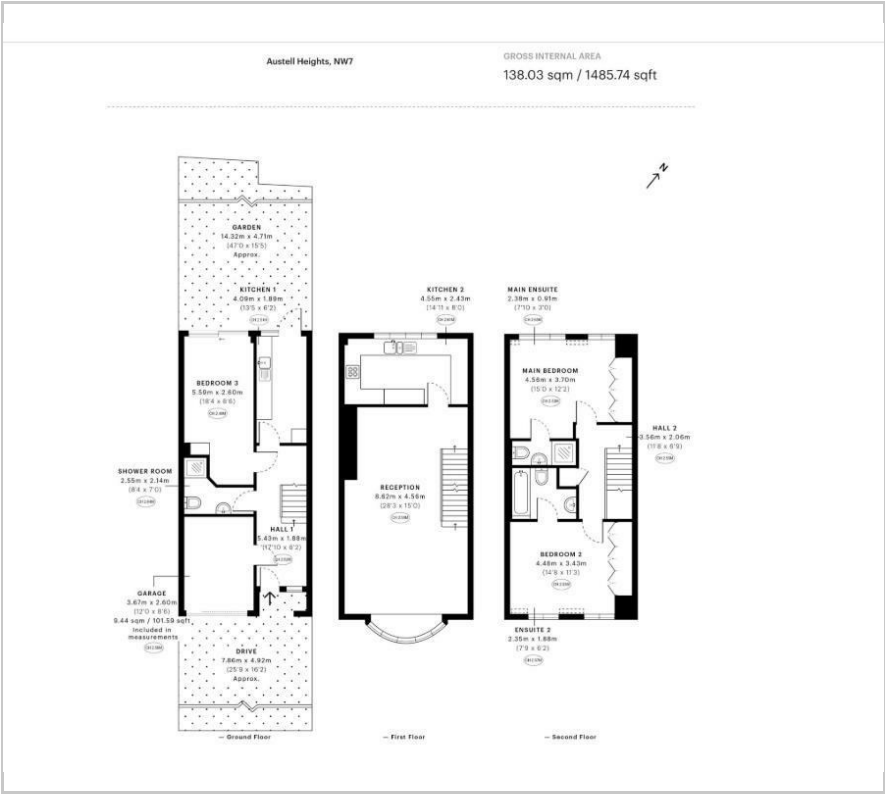
Please contact our Mill Hill Office on 02089590011 if you wish to arrange a viewing appointment for this property or require further information.

- 3 DOUBLE BEDROOM TOWN HOUSE
- 1486 SQ FT
- 3 BATHROOMS
- PRIME LOCATION - CUL-DE-SAC
- OFF-STREET PARKING
- CLOSE TO EXCELLENT LOCAL SCHOOLS
- REFURB POTENTIAL
- CHAIN FREE
- RARELY AVAILABLE
- SPACIOUS RECEPTION ROOM





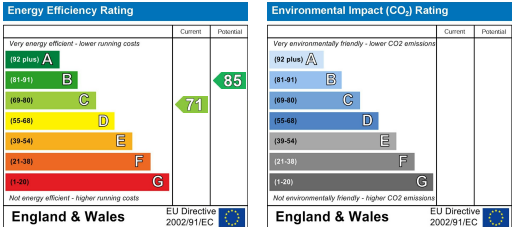
Floor Plan



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.