



## Woodcote Avenue, Mill Hill, NW7

**£650,000**

Cosway Estates are delighted to present this well-proportioned three-bedroom family home located on the ever-popular Woodcote Avenue, NW7. The ground floor offers a bright reception room to the front, a spacious kitchen/dining room overlooking the garden, and a convenient downstairs WC.

The first floor features three well sized bedrooms, along with a modern family bathroom.

The property boasts a fantastic rear garden complete with a garden house ideal as a gym, office or playroom plus additional storage space including a shed and a large store room. Further benefits include potential to extend stpp.

Situated in a quiet residential turning close to excellent local schools, Mill Hill East station and the benefits of Mill Hill Broadway, this home offers superb potential for families looking to grow. Sole Agent.

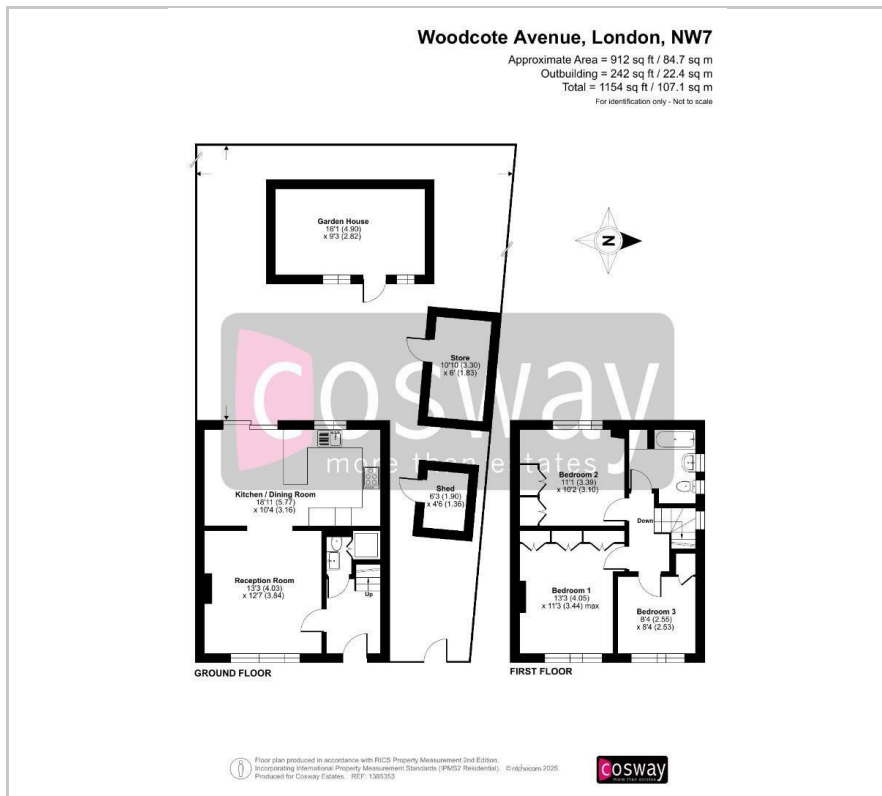
### Viewing

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

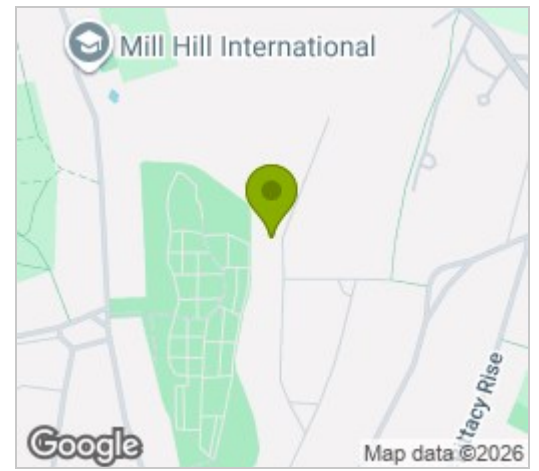
- Spacious family home
- Bright reception room
- Three good sized bedrooms
- Open plan kitchen - dining area
- Potential to extend STPP
- Versatile garden house
- Additional store and shed
- Quiet residential street
- Close to outstanding local schools
- Close to Mill Hill East and Mill Hill Broadway



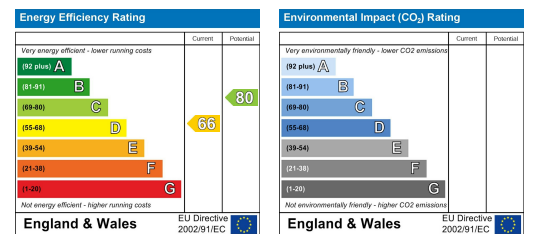
# Floor Plan



# Area Map



# Energy Efficiency Graph



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