OAKHILL



FOR SALE
£1,225,000
SUBJECT TO CONTRACT

Birkbeck Road

MILL HILL LONDON NW7 4BJ

KEY FEATURES

- EPC Rating: To be confirmed
- Five bedroom family home arranged over three floors
- Approx. 1,847 sq ft
- Kitchen with central island, plus separate utility room
- Underfloor heating and air conditioning on the ground floor
- Approx. 43' rear garden with garden sauna and Green Belt views
- Walking distance to Etz Chaim Primary, Mill Hill Park and Mill Hill Broadway Thameslink

Set over three generous floors and offering approximately 1,847 sq ft of living space, this beautifully arranged five bedroom family home on Birkbeck Road combines space, light and flexibility in one of Mill Hill's most sought-after locations, Poets Corner.

The ground floor is designed around modern family living and benefits from underfloor heating and air conditioning with a welcoming entrance hall leading through to a superb reception room measuring almost 25ft, with bi-fold doors opening directly onto the rear garden and out towards the Green Belt views. To the front, the kitchen featuring a lovely bay window and a central island. A separate utility room and guest WC complete this floor.

On the first floor, the principal bedroom has a full wall of fitted wardrobes and an en-suite shower room. Two further bedrooms, one with an en-suite shower room and a further family bathroom.

The top floor offers two more bedrooms, one with its own en-suite shower room, making it ideal for guests or a home office set-up. Useful eaves storage also adds to the benefits.
The rear garden extends to approximately 43ft and enjoys the rare benefit of open views across Green Belt land, and a Finnish outdoor sauna.

Birkbeck Road, is within walking distance of Etz Cham Primary School, Belmont Farm nursery, Goodwyn nursery and Mill Hill Park, along with all the amenities at Mill Hill Broadway and the Thameslink Station.

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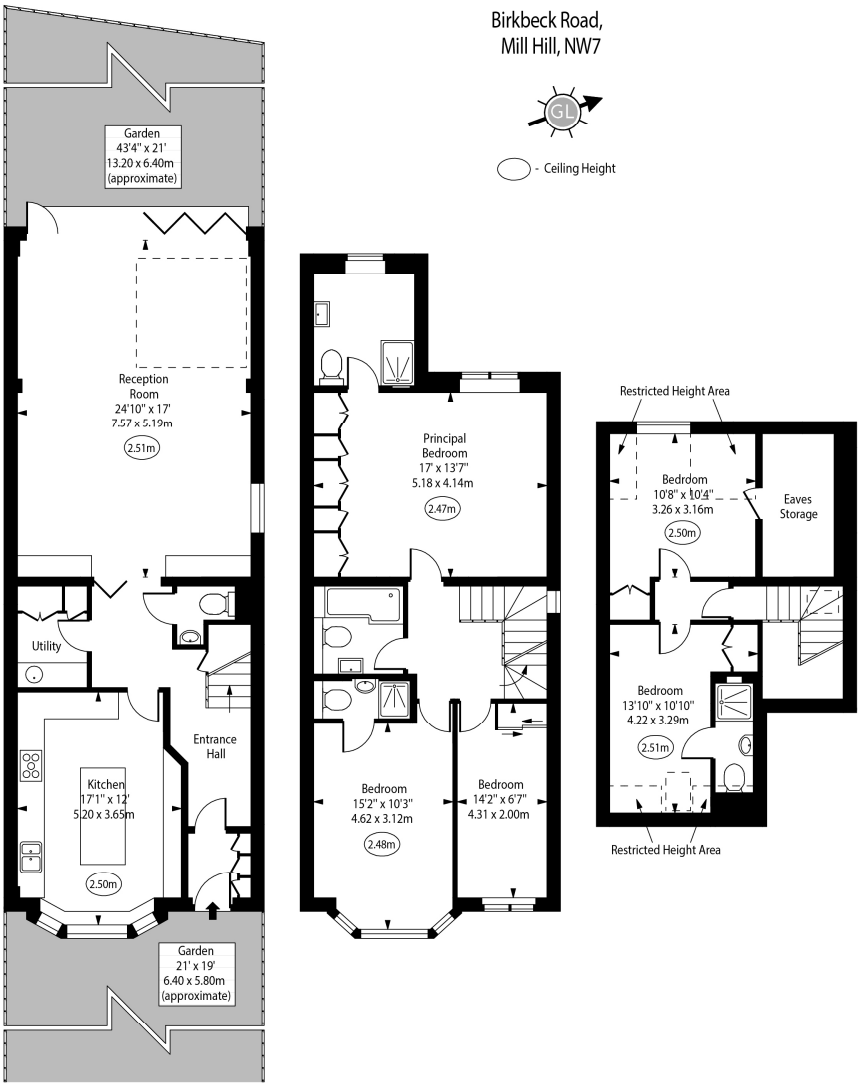


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Approx Gross Internal Area 1847 Sq Ft - 171.59 Sq M

Approx. Floor Area Including Restricted Heights 1955 Sq Ft - 181.62 Sq M

(Including Eaves Storage)

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements