



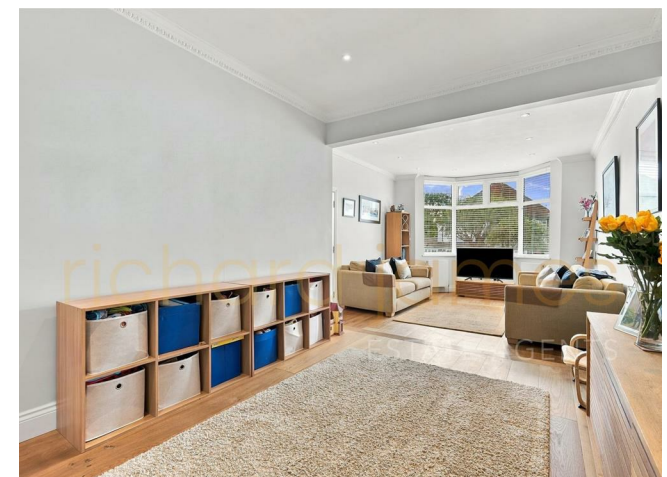
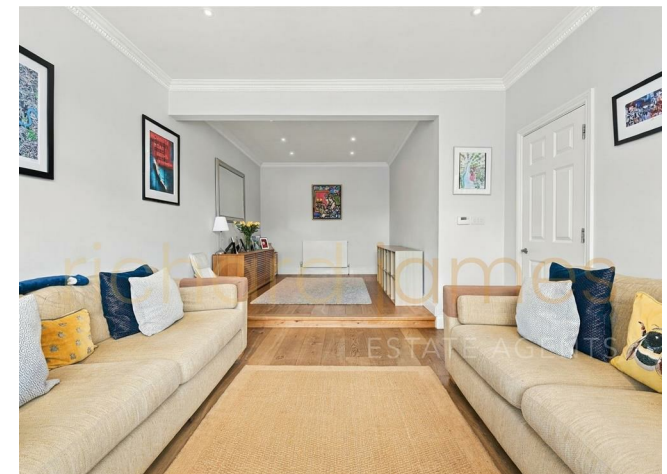
4 Shakespeare Road, NW7 4BB

£900,000

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Property Description

A beautifully presented and deceptively spacious Four Bedroom, Two Bathroom semi detached family home, ideally situated in the highly sought-after Poets Corner area of Mill Hill, approximately ¼ of a mile from Mill Hill Broadway.

Arranged over three floors and extending to approximately 1,445 sq ft / 134.3 sq m, the property offers excellent family accommodation.

The ground floor features a spacious front reception room together with an impressive open plan Kitchen / Dining Room, Bi-fold doors open directly onto a generous patio area and the landscaped rear garden and a Guest WC.

The first floor comprises Three Bedrooms and a family bathroom, while the second floor provides a generous Principal Bedroom Suite with an En-Suite Shower Room together with a separate Study / Home Office.

Externally, the property benefits from off street parking for two cars and a landscaped rear garden with a generous patio area.

Shakespeare Road is superbly positioned for Mill Hill Broadway's excellent selection of shops, cafés and restaurants, as well as Thameslink Station, providing convenient access into Central London.

A number of highly regarded schools are nearby, including Etz Chaim Jewish Primary School and Goodwyn School, together with the open spaces of Mill Hill Park and Arrandene Open Space.

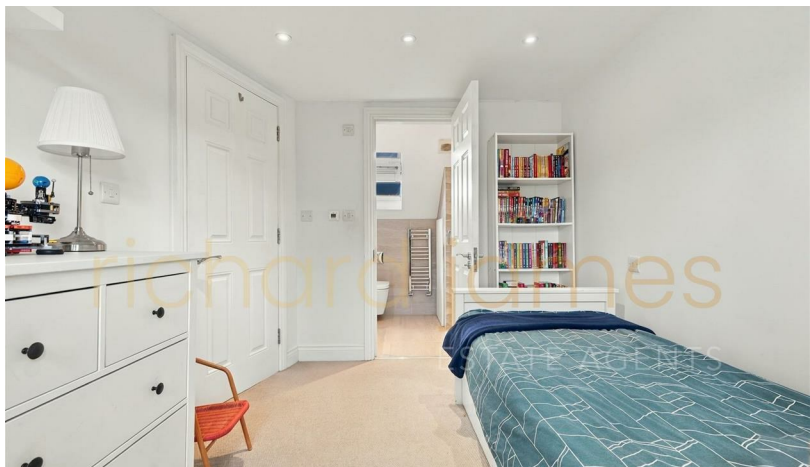
Key Features

- SEMI DETACHED FAMILY HOME
- TWO BATHROOMS (ONE EN SUITE SHOWER ROOM)
- LANDSCAPED REAR GARDEN
- GUEST WC
- WALKING DISTANCE TO MILL HILL BROADWAY
- FOUR BEDROOMS
- OFF STREET PARKING FOR TWO CARS
- KITCHEN / BREAKFAST ROOM / RECEPTION ROOM
- CATCHMENT FOR ETZ CHAIM SCHOOL
- STUDY

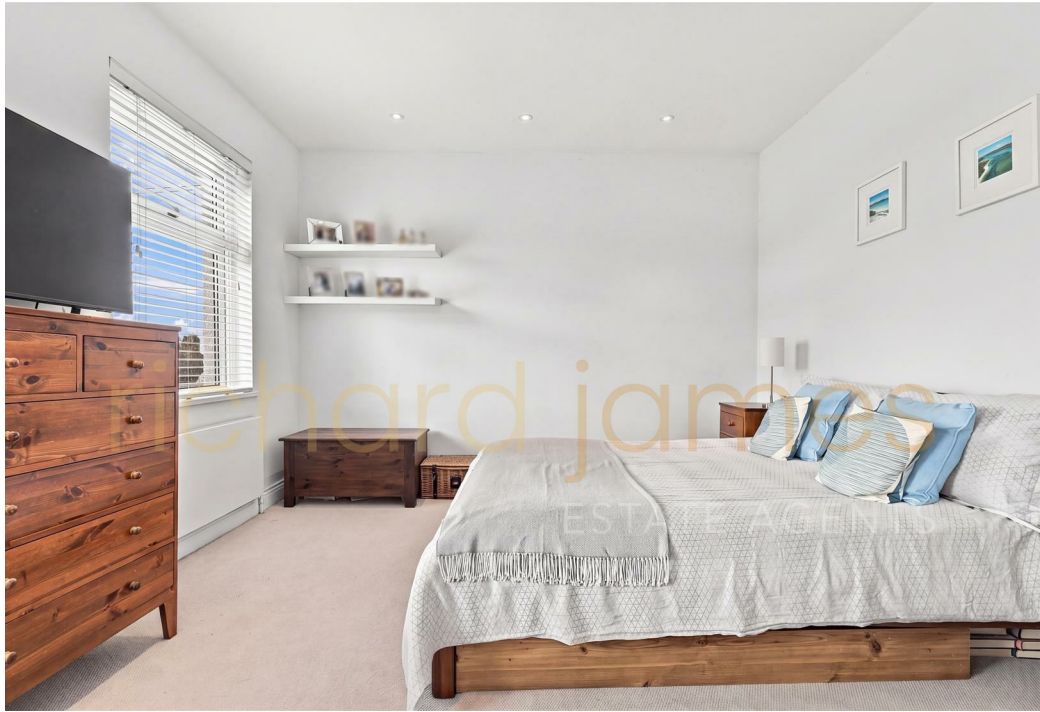
Important Information

- **Price:** £900,000
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** D
- **Locaton:** London

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

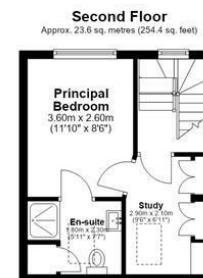












Total area: approx. 134.3 sq. metres (1445.4 sq. feet)
Shakespeare Road

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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