



Guardhouse Way
London, NW7 1FX

squire | estates

Guardhouse Way, London

Squire Estates would like to welcome to the market one of a pair of well presented, spacious 4-bedroom, 3-bathroom family homes, built in 2017 and situated on a block-paved street in Milbrook Park an area that offers many green spaces.

The accommodation arranged over 3 floors comprises of almost 2000 sq. feet including a good-sized open-plan kitchen/ dining / reception area featuring ample kitchen storage, fully integrated appliances and a peninsula breakfast bar. Bi-Fold doors lead from the room onto the garden, seamlessly connecting indoor and outdoor living. Additionally, on the ground floor there is a versatile study/playroom, a utility cupboard and a cloakroom with a W/C.

The first floor provides the main reception room, a perfect space for entertaining or to be used as a TV room, complete with a full-width balcony overlooking the garden. This floor also includes a small double bedroom and a large double bedroom with a Jack-and-Jill en-suite bathroom.

The second-floor houses two impressive double bedrooms, each with en-suite shower rooms, providing ample space and privacy for family members or guests.

The property further benefits from driveway parking for one car and a garage accessible from the rear garden.

This home combines the charm of traditional design with contemporary comforts, making it an ideal space for modern family living.

Millbrook Park is placed within walking distance to Mill Hill East Northern Line tube station giving access into Central London. Millbrook Park CE Primary School is set within the development along with parks and play areas.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Features

- 4 Bedroom Contemporary House
- 3 Reception rooms
- 3 Bath/shower rooms
- Great condition throughout
- Kitchen / breakfast room
- Driveway and garage
- NO CHAIN

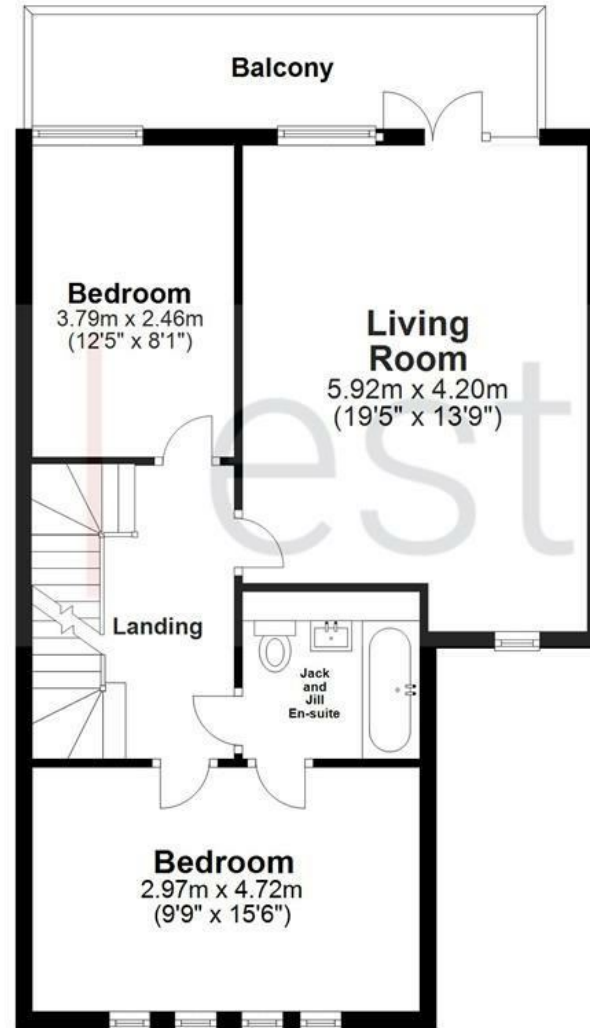
To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		88	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

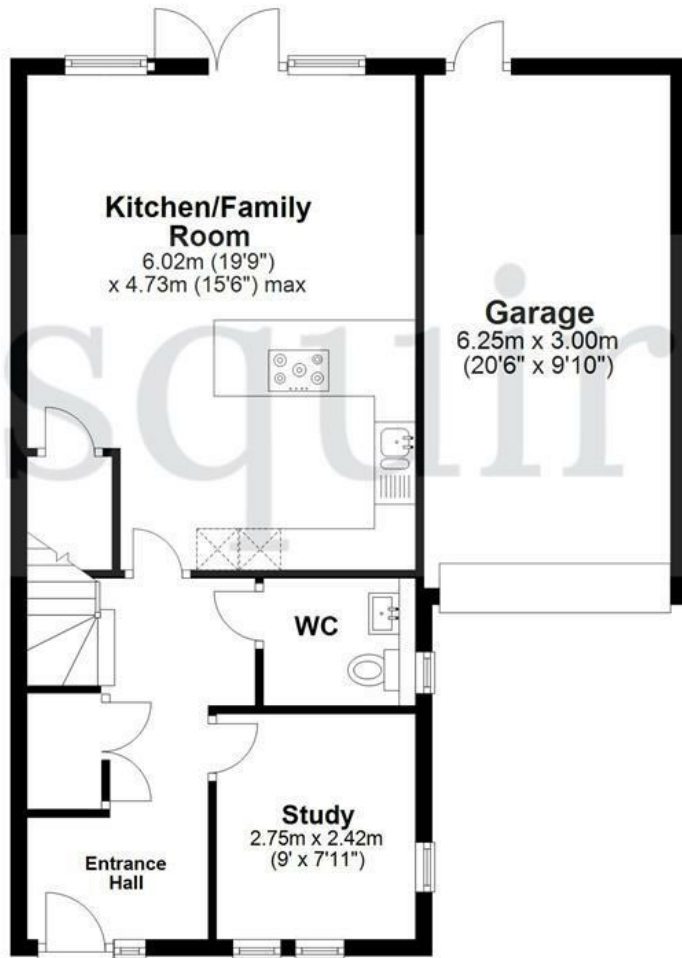
First Floor

Approx. 61.6 sq. metres (663.1 sq. feet)



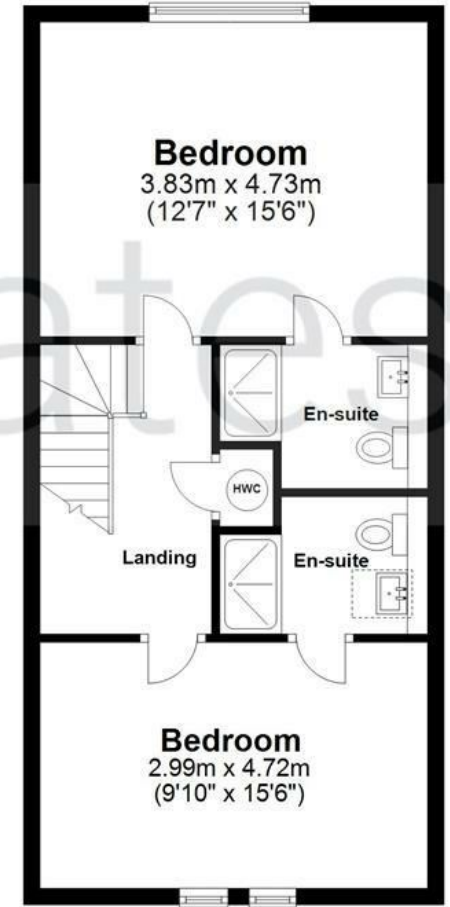
Ground Floor

Approx. 69.2 sq. metres (744.3 sq. feet)



Second Floor

Approx. 49.8 sq. metres (535.6 sq. feet)



Total area: approx. 180.5 sq. metres (1943.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

