



Cherry Tree Cottage

Hendon Wood Lane, Mill Hill NW7



Cherry Tree Cottage

9 Hendon Wood Lane, Mill Hill NW7 4HS

Situated on the highly sought-after Hendon Wood Lane in Mill Hill, this beautifully presented gated detached family home offers turnkey living in one of the area's most desirable locations.

Finished in a tasteful, neutral palette throughout, the property provides bright, contemporary accommodation perfectly suited to modern family life. The ground floor centres around an impressive open-plan kitchen/lounge/dining space, creating a superb hub for everyday living and entertaining, with direct access to the rear garden. A separate reception room and study offer additional flexibility for formal entertaining or working from home.

Arranged over three floors, the house provides well-proportioned bedroom accommodation, including a generous principal suite with en-suite facilities, alongside further bedrooms and family bath/shower rooms. The layout is both practical and versatile, ideal for growing families.

Externally, the property benefits from a private gated frontage providing secure off-street parking, while to the rear there is a well-maintained garden offering a peaceful and private outdoor setting.

Hendon Wood Lane is renowned for its prime Mill Hill positioning, within easy reach of excellent local schools, open green spaces and convenient transport links, making this an outstanding opportunity to acquire a fully modernised, move-in-ready home in a prestigious address.





















































Approximate Gross Internal Area 2581 sq ft - 240 sq m (Excluding Outbuilding)

Ground Floor Area 1244 sq ft – 116 sq m

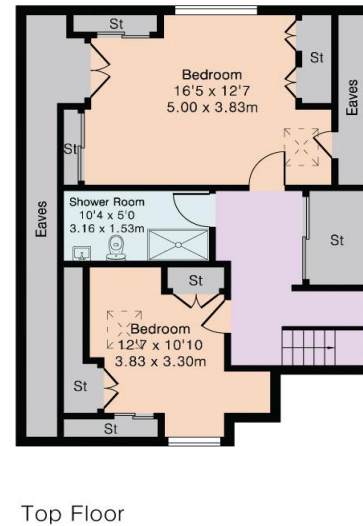
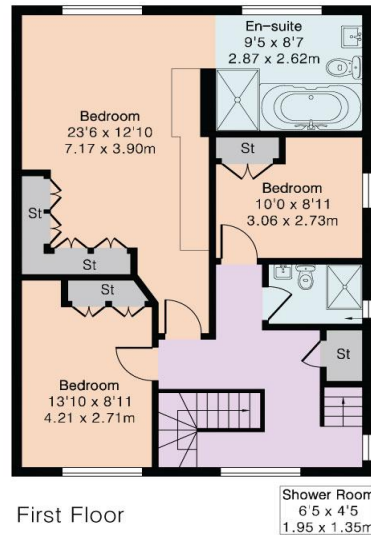
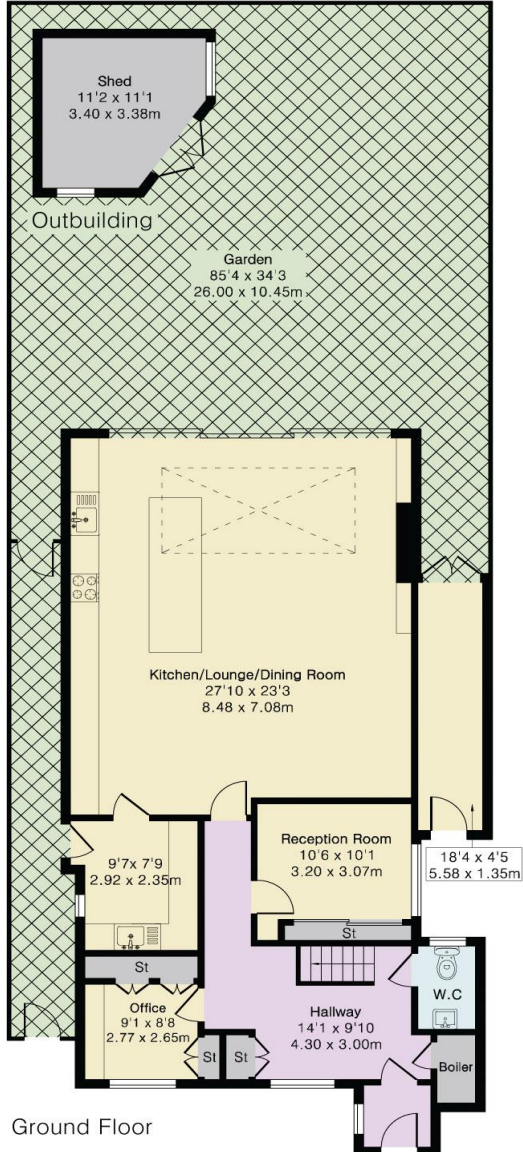
First Floor Area 776 sq ft – 72 sq m

Top Floor Area 561 sq ft – 52 sq m

Outbuilding Area 109 sq ft – 10 sq m



Local Authority: Barnet
Council Tax Band: G
Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. 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 spaces where applicable.



STATONS
TOTTERIDGE

28-30 Totteridge Lane, London N20 9QJ

Tel: 020 8445 3694

Email: totteridge@statons.com

STATONS
www.statons.com