



Hyver Hill
Mill Hill, London, NW7 4HU

St Andrews

**This substantial five bedroom detached home is situated in a private lane Hyver Hill
Set on a plot of approximately four acres and provides approximately 5,424 sq ft of accommodation**

The property is approached via a gated carriage drive frontage and offers well proportioned accommodation arranged over two floors. To the ground floor the accommodation comprises of reception room/lounge, dining room, study, conservatory, snooker room, kitchen incorporating kitchen/diner and t.v. room and two guest cloakrooms.

To the first floor the principle bedroom has an en suite bathroom, dressing room and balcony. Four further bedrooms (with balcony to bedrooms three and four), family bathroom, landing with a further balcony complete this floor.

The property affords beautifully landscaped gardens with a variety of mature trees and shrubs and is ideal for al fresco dining on the large patio area. There is ample off street parking and a double garage.

This property boasts a perfect blend of convenience and comfort, with ample space for a growing family or those who love to entertain.





Location: Situated in the desirable and affluent neighbourhood of Mill Hill in North London. Nestled within a picturesque countryside setting, offering a sense of tranquillity and privacy while benefiting from the amenities and excellent transport links of London. Mill Hill Village exudes a traditional village ambiance, complete with a village green and a local cricket club. The main shopping area, known as the Broadway, bustles with independent shops and restaurants. The property is conveniently located approximately 1.4 miles from Mill Hill Broadway Overground Station, which provides Thameslink services to St Pancras in under 30 minutes and to Luton International Airport in under 40 minutes. Elstree & Borehamwood Overground Station is also nearby with fast access to Kings Cross and St Pancras in approximately 18 minutes and the City of London is approximately 25 mins on the same line (fast train). Additionally, it is approximately 2.2 miles from Mill Hill East Underground Station, granting access to central London (9 miles) via the Northern line within 45 minutes. The A1 and M1 highways provide routes to the north, while the A1 and A41 connect southward to central London. Schools in the vicinity are highly regarded and offer excellent educational opportunities. They include Haberdashers' Aske Schools, Mill Hill School, Belmont, Grimsdell, The Mount, Eton College, Harrow, St Paul's School, and Westminster Schools.

Council Tax: H

Local Authority: London Borough of Barnet

Tenure: Freehold

Please contact the Prime Sales Office on 020 8016 4300
paul@statons.com or carolyn@statons.com













































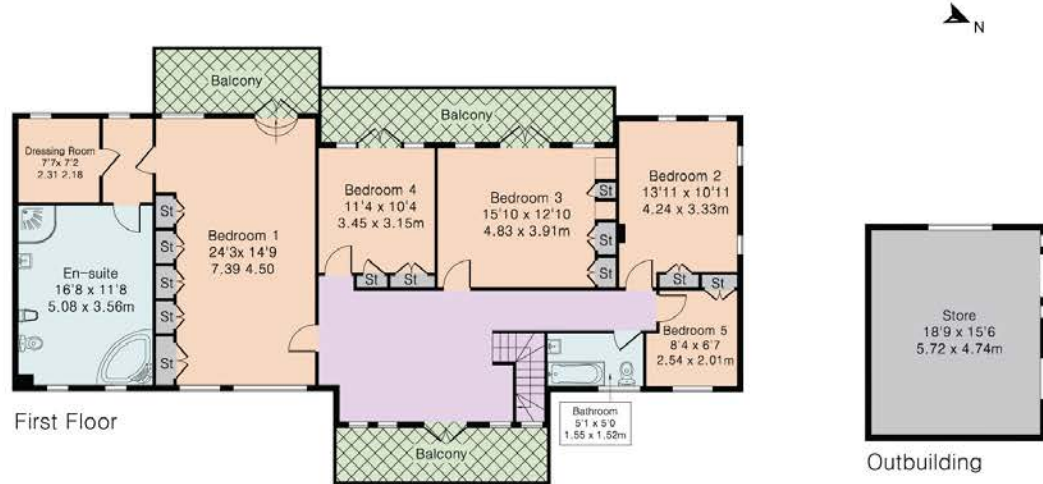








Approximate Gross Internal Area 5424 sq ft – 504 sq m
 Ground Floor Area 3528 sq ft – 328 sq m
 First Floor Area 1605 sq ft – 149 sq m
 Outbuilding Area 291 sq ft – 27 sq m



First Floor

Outbuilding



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		73
	D	58	
	E		
	F		
Not energy efficient - higher running costs	G		
England, Scotland & Wales		EU Directive 2002/91/EC	



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.



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