



Red Lodge

Wills Grove, Mill Hill, London NW7 1QE

Red Lodge

*** FIRST TIME ON THE MARKET FOR OVER 60 YEARS AND RARELY AVAILABLE **

Available for the first time in over 60 years, is this delightful characterful detached family home offered for sale with no upper chain in this hidden gem of a location.



ACCOMMODATION SUMMARY

*Reception Hallway *Lounge *Dining Room * Kitchen * Breakfast Room * Utility Room *
Four Bedrooms *Family Bathroom *Loft Room / Fifth Bedroom *Two Separate Garages
*Landscaped Garden





Wills Grove is a private and sometimes gated road and is within close proximity to the open spaces of Arrandene and Mill Hill Park with Mill Hill School being at the top of the road, and local shopping and transport being within easy reach. This is a rare and possibly once in a lifetime opportunity to purchase a house in Wills Grove.

This delightful home which was built in 1924 sits in a wonderful garden and has huge potential to extend and improve, subject to the usual necessary planning consents.

The property comprises of a welcoming entrance hallway leading to a large sitting room with feature fireplace. There is a dining room with a delightful bay window with a window seat overlooking the gardens, a spacious breakfast room, kitchen and utility room. On the first floor there are four bedrooms, one having an ensuite toilet, a family bathroom, and a separate toilet. From the landing there is a staircase that rises to the loft room/5th bedroom.

To the rear of the property is a beautiful garden surrounded by mature trees giving it the feeling of privacy and a patio area great for entertaining. The property further benefits from a drive that leads to a separate garage. This property offers a beautiful sanctuary for the next owners.



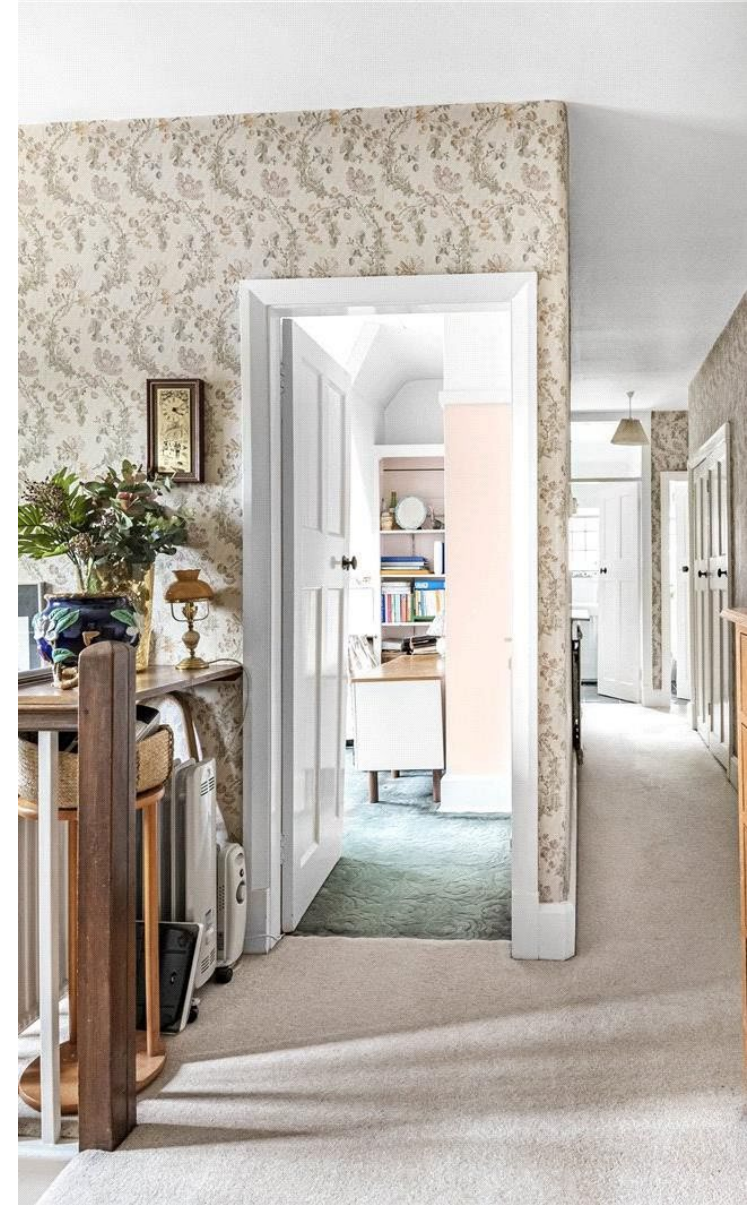








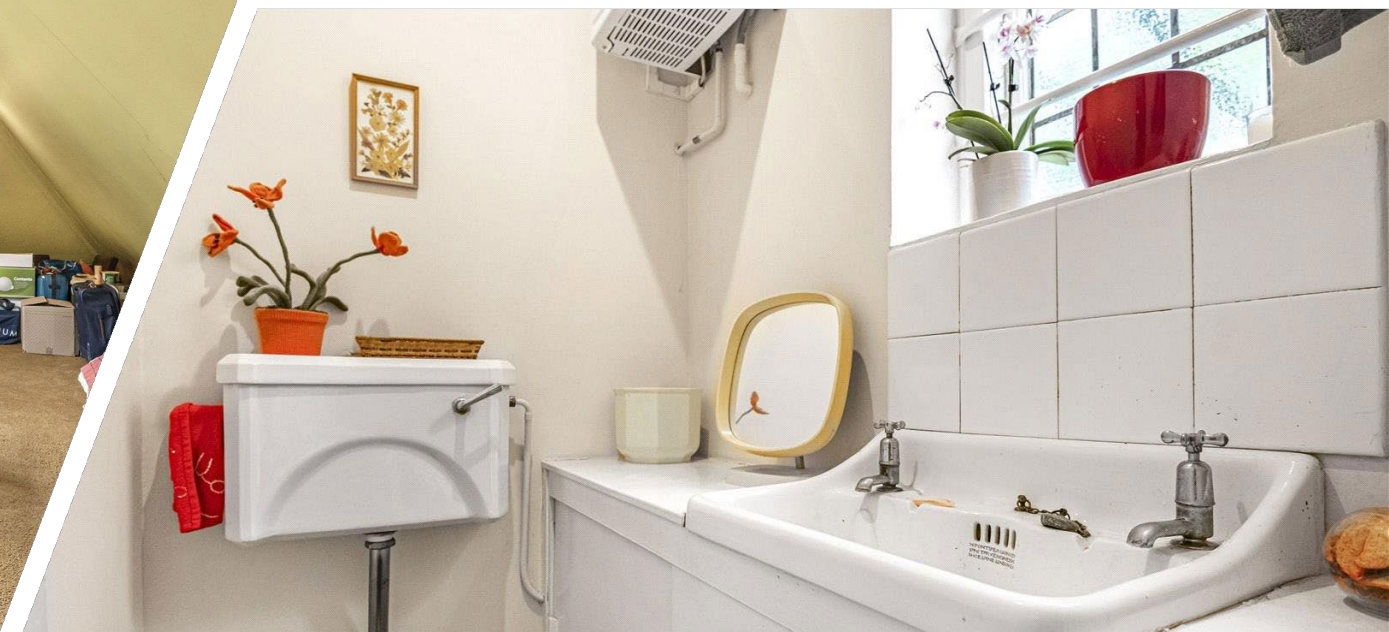






















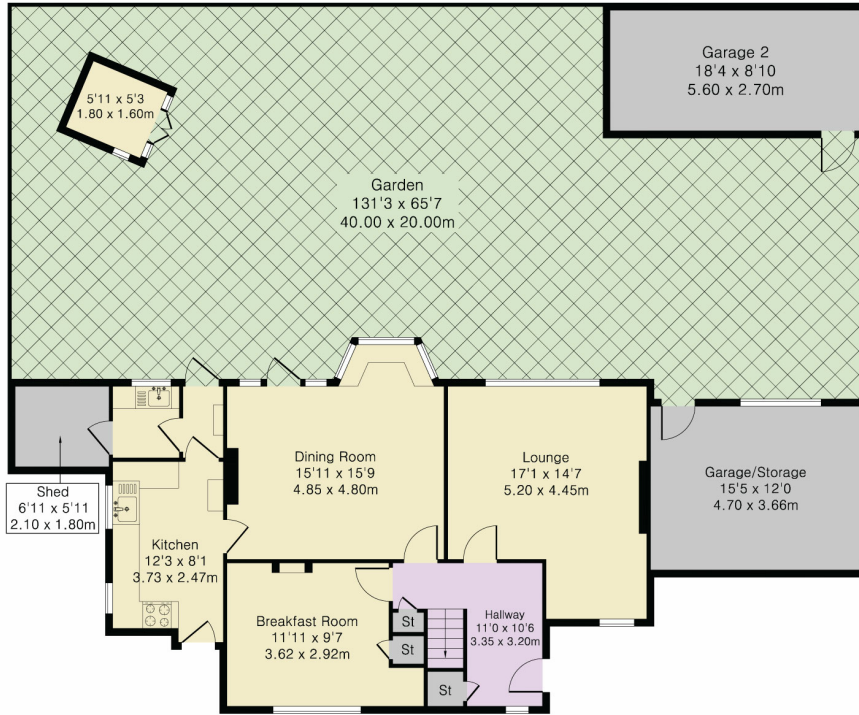




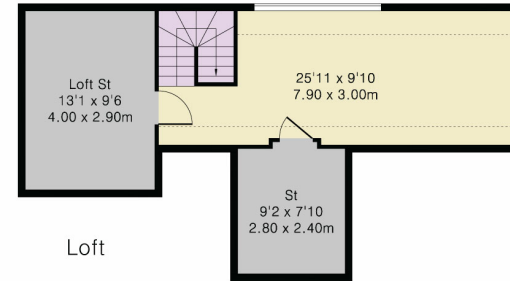


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		80
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

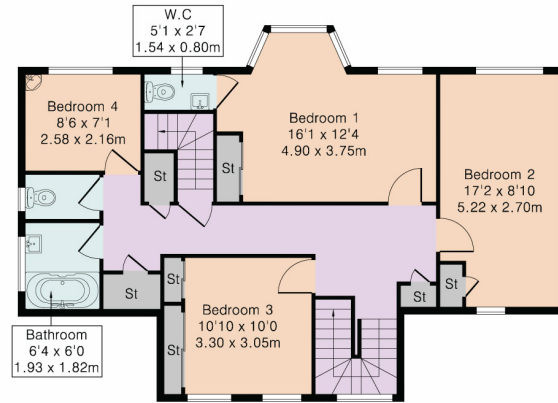
Approximate Gross Internal Area 2520 sq ft – 234 sq m
 Ground Floor Area 1104 sq ft – 103 sq m
 First Floor Area 796 sq ft – 74 sq m
 Loft Area 457 sq ft – 42 sq m
 Garage Area 163 sq ft – 15 sq m



Ground Floor



Loft



First Floor



Council Tax Band - G
 Local Authority - Barnet

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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