



9 Copthall Drive,
Mill Hill, NW7 2ND



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Charming Detached Home in the Heart of Mill Hill offering some delightful character features and benefitting from bright, well-proportioned accommodation.

Nestled in a peaceful and picturesque setting, this delightful three-bedroom detached home offers a wonderful opportunity to create your own sanctuary. Located in the heart of Mill Hill, the property boasts a beautiful garden, perfect for relaxation and outdoor enjoyment.

The home features two spacious reception rooms, providing versatile living space, along with a well-proportioned kitchen. Upstairs, three bedrooms offer comfortable accommodation. With off-street parking and a garage currently being used for storage and utility purposes, complete with heating and electricity, this property is both practical and full of potential.

Offering scope for modernisation, this is an ideal opportunity to put your own stamp on a charming home in a sought-after location.



























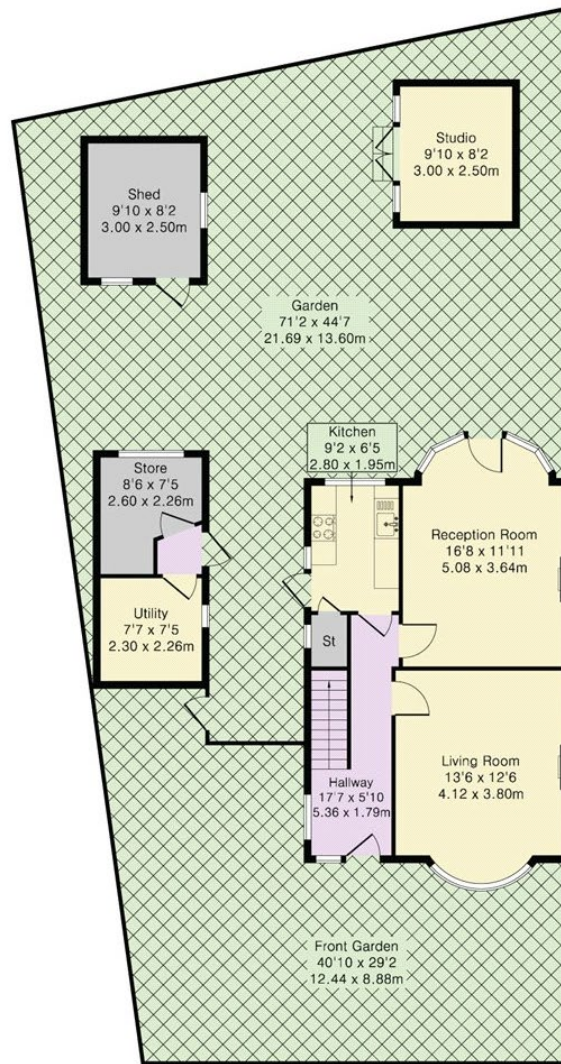


Approximate Gross Internal Area 1363 sq ft - 126 sq m

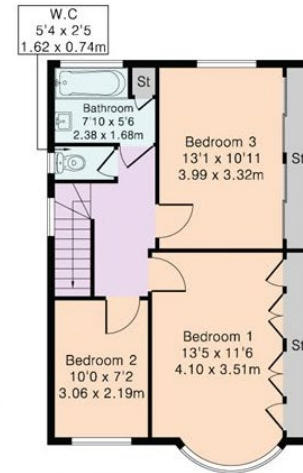
Ground Floor Area 554 sq ft – 51 sq m

First Floor Area 526 sq ft – 49 sq m

Outbuilding Area 283 sq ft – 26 sq m



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	51 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.

