



21

— MARWOOD DRIVE —

# Immaculate detached family home with luxurious interiors and expansive open-plan living spaces.

## FOUR-BEDROOM RESIDENCE

Set on the sought-after Marwood Drive in the heart of Mill Hill, this exceptional detached family home offers beautifully presented accommodation extending to approximately 2,560 sq. ft. Finished to an immaculate standard throughout, the property combines contemporary design with practical family living and benefits from air conditioning and underfloor heating throughout.



### OVERVIEW:

- 4 bedrooms
- 3 bathrooms
- Immaculately presented detached family home
- Stunning open-plan kitchen, dining and reception area
- Walk-in wardrobe and stylish en-suite bathroom to the principal suite
- Quiet residential no through road
- Air conditioning and underfloor heating throughout
- Offered on a chain free basis
- Just 0.5 miles to Mill Hill East Underground Station
- Easy access to M1, A406 & A1



The ground floor is centred around a stunning open-plan kitchen, dining and reception space, creating the perfect environment for both everyday living and entertaining.

Flooded with natural light, this expansive area enjoys direct access to the garden and seamlessly connects the living and dining zones.

The ground floor also features a welcoming entrance hall, guest WC, two separate utility rooms, integral garage and useful side access. To the front, the property provides ample off-street parking for several vehicles.

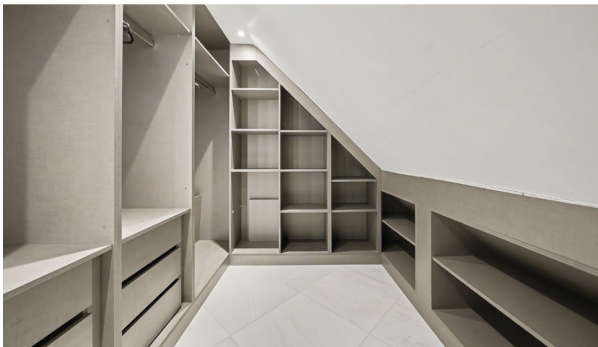




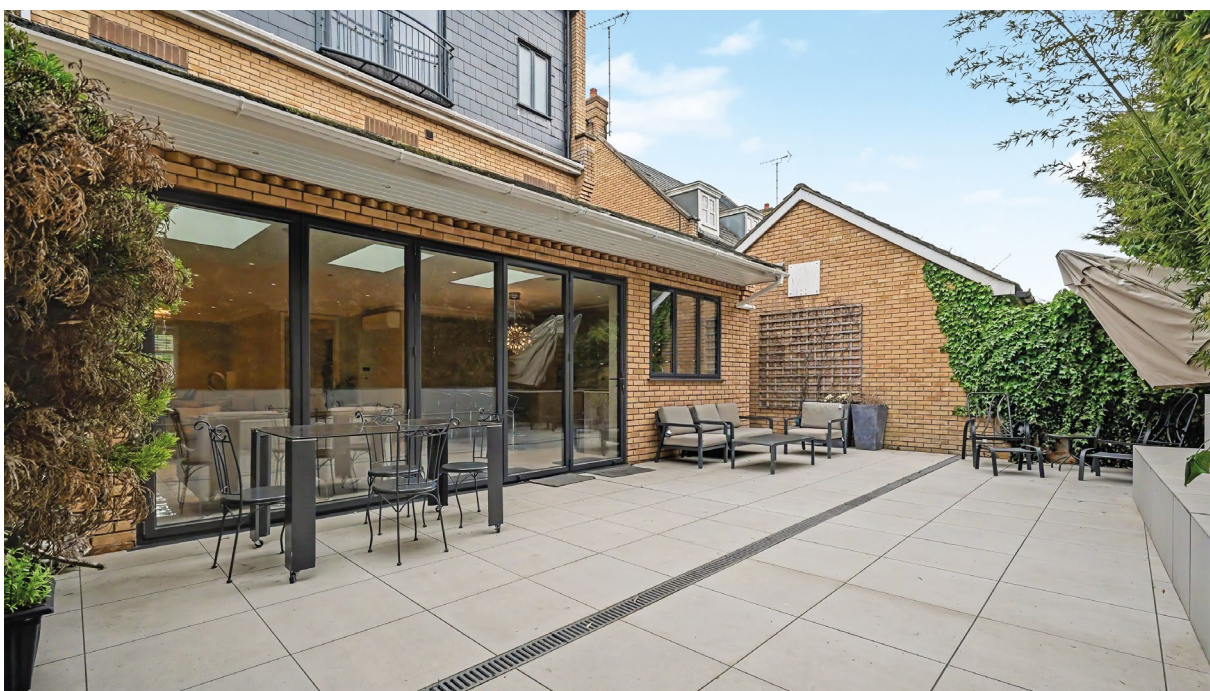
The first floor offers well-balanced family accommodation with three generously sized bedrooms and two stylish bathrooms, including one en-suite. The layout has been thoughtfully designed to maximise both comfort and privacy, making it ideal for modern family life.



Occupying the entire top floor is an impressive principal bedroom suite, offering a luxurious retreat complete with a walk-in wardrobe and contemporary en-suite bathroom. This floor further benefits from a Juliet balcony, allowing for an abundance of natural light and elevated views over the surrounding area.



Externally, the property enjoys a private rear garden and excellent frontage, further enhancing the appeal of this outstanding home.



## Valuable information

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### EDUCATION:

- |  |                                     |
|--|-------------------------------------|
| 🎓 Millbrook Park Primary School<br>0.4 miles away  | 🎓 Copthall School<br>0.7 miles away |
| 🎓 Dollis Primary School<br>0.4 miles away          | 🎓 Kisharon School<br>1 mile away    |
| 🎓 Hasmonean High School for Boys<br>0.7 miles away |                                     |
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### TRANSPORTATION:

The property is located approximately 0.5 miles from Mill Hill East Underground Station, providing convenient Northern Line access into Central London, while the nearby M1 offers excellent road connections for commuters travelling both into and out of the capital.



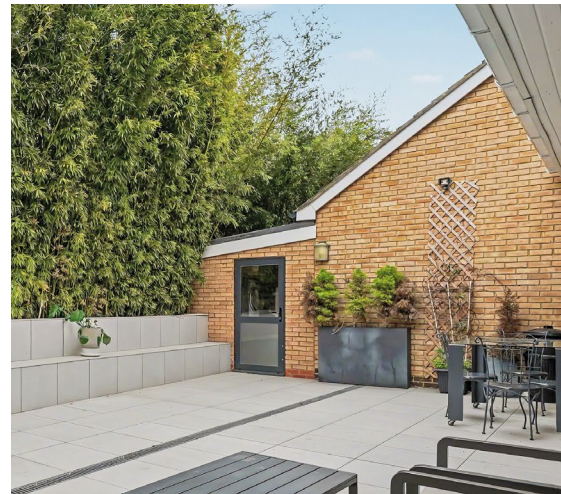
### LOCATION:

Marwood Drive is ideally positioned within the highly regarded Mill Hill area, known for its excellent schools, green open spaces and strong sense of community. Residents benefit from a wide range of local amenities including shops, cafés, restaurants and leisure facilities nearby.

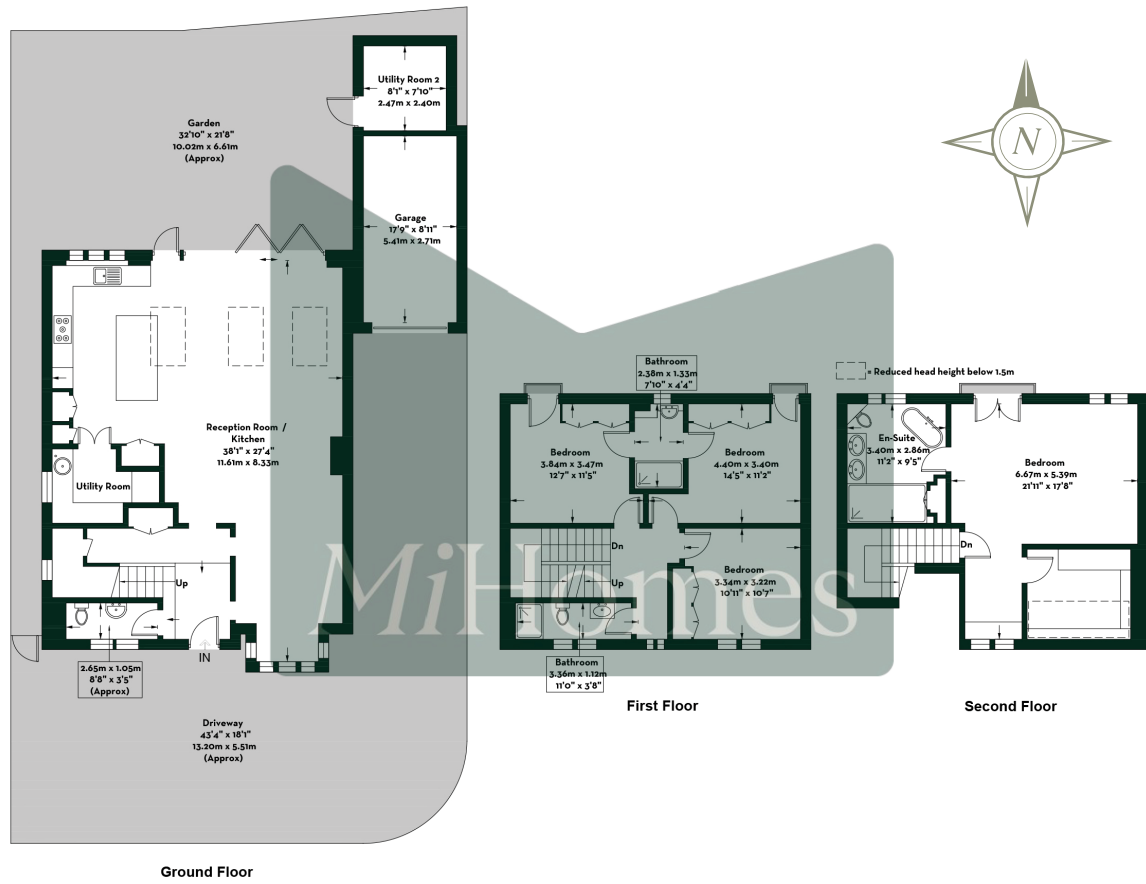
Mill Hill is one of Northwest London's most desirable residential locations, particularly favoured by families seeking a balance of suburban tranquillity and city convenience. The area is home to a number of highly regarded state and independent schools, including Mill Hill School, Belmont and The Mount, further enhancing its reputation as a prime family destination.

The area also offers an excellent lifestyle with an array of cafés, restaurants, boutiques and everyday amenities located close by at Mill Hill Broadway and surrounding areas. For those who enjoy outdoor living, nearby green spaces including Arrandene Open Space, Mill Hill Park and Totteridge Valley provide beautiful walking routes, recreational facilities and open countryside feel rarely found so close to Central London. Combined with excellent transport links and a welcoming community atmosphere, Mill Hill continues to be one of the capital's most sought-after neighbourhoods.

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Floorplan:



21 MARWOOD DRIVE, MILL HILL, NW7 1GL

- EPC rating: C
- Council tax band: G
- Freehold
- Approximate gross internal floor area: 2138 sq ft / 198.62 sq m
- Garage/Utility room 2: 422 sq ft / 20.59 sq m
- Total: 2560 sq ft / 219.21 sq m

This plan is for layout purposes only. Not drawn to scale unless stated. Window and door opening are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1300550)



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5 Reasons you can trust us to  
secure your new home:

01

Dedicated whatsapp  
group for effective  
sales progression

02

Low fall through rate  
(just 8%) compared to a  
national average of over 35%

03

An average of 9 weeks  
between sale agreed  
and completion

04



Outstanding client service  
(4.9/5 stars from over 470  
Google reviews)

05

Over 80% of business  
generated solely by  
recommendations

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We would love to help you make this  
dream a reality. Let's talk.