

FREEHOLD

House - Semi-Detached

# 3 BEDROOM SEMI IN EDGWARE WITH HUGE POTENTIAL

## £685,000

### FEATURES

- Development potential family house
- 3 bedroom semi-detached with space to extend
- Large rear garden
- Long driveway at side of house
- Garage/outhouse
- Large front garden



**SPACE**  
RESIDENTIAL

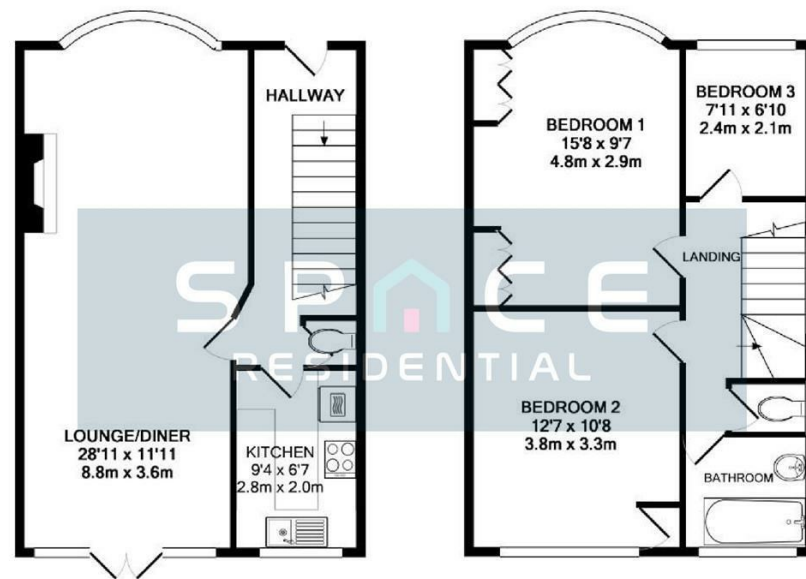
# 3 Bedroom House - Semi-Detached located in Edgware

Space Residential are delighted to present this fabulous 3-bedroom semi-detached house offering huge development potential at the side, rear and into the loft space (subject to obtaining planning consent).

Offered for sale chain-free and located in a quiet cul-de-sac of only 6 houses, this family home allows any would-be buyer a template to build their own dream home or a developer with vision and imagination a wonderful opportunity.

The house comprises 2 reception rooms on the ground floor, a guest w.c. and a kitchen. On the first floor are 2 double and 1 single bedrooms along with a family bathroom and separate W.C.

Externally, the house presents a large front garden, a large rear garden with a side access and an outhouse and a driveway running down the side of the house.



GROUND FLOOR  
APPROX. FLOOR  
AREA 467 SQ.FT.  
(43.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 467 SQ.FT.  
(43.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 934 SQ.FT. (86.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Call us on

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**Council Tax Band**

**E**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>63</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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