



FREEHOLD

House - Semi-Detached

# 32 ORCHARD CRESCENT, EDGWARE, HA8 9PW

Offers In Excess Of

# £575,000

## FEATURES

- 3 Bedroom extended house
- CHAIN FREE SALE
- Potential to extend into the loft S.T.P.P.
- Through lounge
- Guest W.C.
- In need of updating/improvement throughout



# 3 Bedroom House - Semi-Detached located in Edgware

Space Residential are delighted to present this 3-bedroom extended family home in an enviable location close to both Edgware & Mill Hill Town centres.

A wonderful opportunity to purchase a blank canvas; allowing any would-be new purchaser to make their mark with further development potential to build up into the loft space, subject to obtaining the usual consents.

The house is in need of some updating and refurbishment which has been reflected in the marketing price but is available CHAIN FREE.

The ground floor comprises; a large through lounge, guest W.C., a utility area/storage, a generous kitchen/breakfast room.

On the first floor there are 3 bedrooms, a family shower room and a separate W.C.



Approximate Gross Internal Area  
96.23 sq m / 1035.81 sq ft  
(Excludes Garage)  
Garage Area 11.52 sq m / 124.0 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Call us on

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**Council Tax Band**

**E**

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

