

FREEHOLD



House - Semi-Detached

# 3 DOUBLE BEDROOM HOUSE IN RANELAGH CLOSE HA8

Offers In Excess Of

## £625,000

### FEATURES

- 3 Double Bedrooms
- Downstairs W.C.
- Large Garden
- Garage
- 2 Bathrooms (1 en-suite)
- Driveway for multiple cars
- Close to Edgware Town Centre
- Potential to Extend S.T.P.P.



SPACE  
RESIDENTIAL

# 3 Bedroom House - Semi-Detached located in Edgware

Space Residential are delighted to present this 3 double Bedroom semi-detached house, situated close to Edgware Town Centre.

This charming home offers generous living accommodation throughout, including a spacious living/dining area, a good-sized kitchen and a useful downstairs office which provides an ideal space for home working or study. A convenient downstairs guest W.C. completes the ground floor.

On the first floor are 3 Double Bedrooms, with the master bedroom benefitting from its own en-suite shower room. There is also a modern family bathroom.

To the rear is a large garden offering excellent outdoor space. The property also features a garage and boasts potential to extend further at the rear and into the loft space S.T.P.P.

To the front, there is a driveway providing parking for multiple cars.

Contact Space Residential today to arrange your viewing!

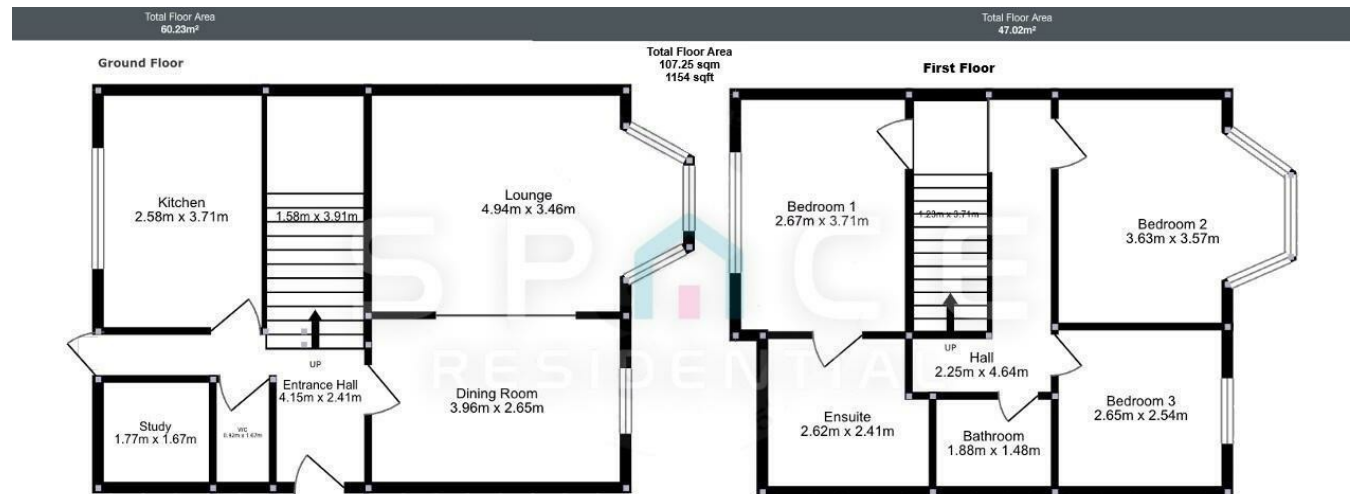
Call us on

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[spaceresidential.com](https://spaceresidential.com)

**Council Tax Band**

**E**



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (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>                             |         |           |
| 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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