

FREEHOLD



House - Semi-Detached

# 3 BEDROOM EXTENDED FAMILY HOME IN EDGWARE HA8 - GREAT

Offers In Excess Of  
**£630,000**

## FEATURES

- Extended 3 bedroom family home
- Large through lounge
- Rear extension/morning room
- Extended kitchen
- Guest W.C.
- Garage and work shop at rear
- Landscaped Garden (no grass!!)
- Close to sought after local schools



**SPACE**  
RESIDENTIAL

# 3 Bedroom House - Semi-Detached located in Edgware

Space Residential are delighted to present this 3 bedroom family home in a super location close to sought after schools, places of worship and with excellent local transport links.

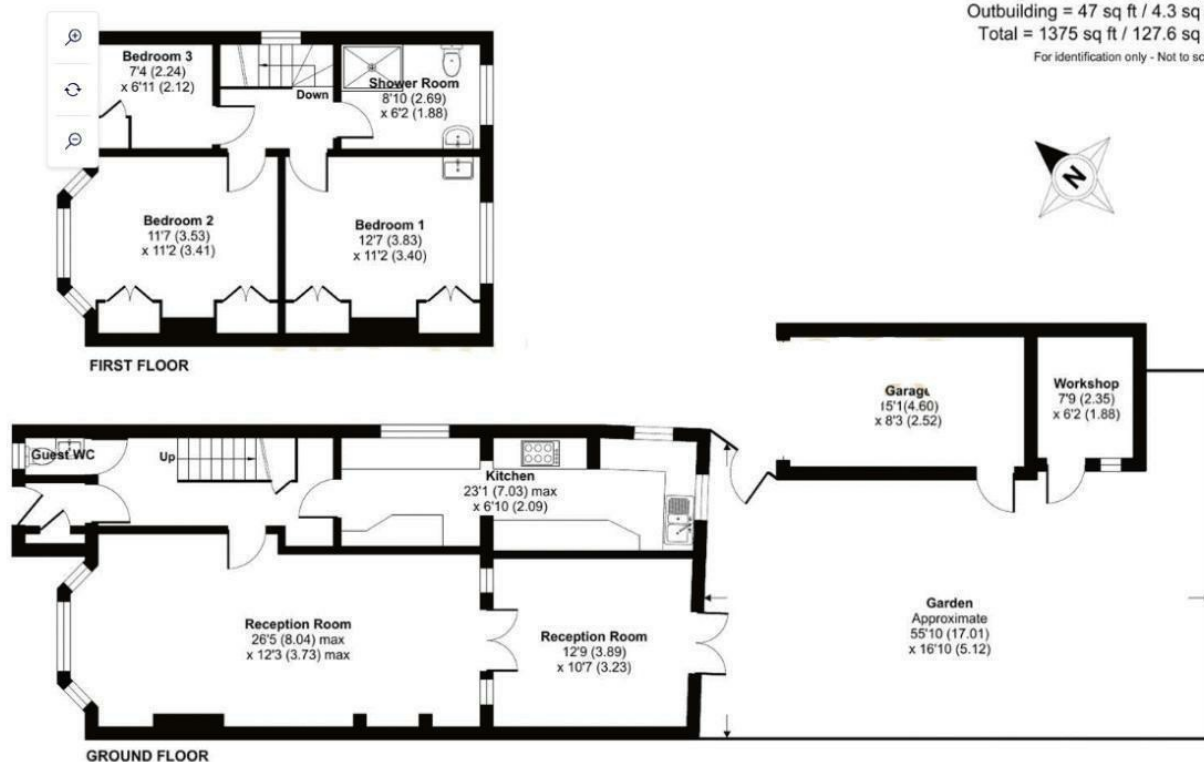
On the ground floor is a generous hallway, a guest W.C and doors to a long through lounge. Doors open out to the rear extension/morning room where there is access to the exterior; with a wonderful rear patio and landscaped garden. You will also find an extended kitchen/breakfast room on the ground floor at the rear with a door opening into the morning room.

On the first floor are 3 bedrooms with fitted wardrobes and a large family bathroom (partly converted to an easy access bathroom for wheelchair users, which can easily be put back).

To the rear is a sensible garden with a garage and a shed. The front has off-street parking for several cars.

Call us now for a viewings - it CHAIN FRRE; what are you waiting for??? - 0208 906 2222

Approximate Area = 1204 sq ft / 111.8 sq m  
Garage = 124 sq ft / 11.5 sq m  
Outbuilding = 47 sq ft / 4.3 sq m  
Total = 1375 sq ft / 127.6 sq m  
For identification only - Not to scale



Call us on

**0208 906 2222**

[info@spaceresidential.com](mailto:info@spaceresidential.com)  
[spaceresidential.com](http://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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