

FREEHOLD



House - Detached

# STUNNING 5/6 BEDROOM DET HOUSE ON EDGWAREBURY LANE

Offers In Excess Of

## £1,250,000

### FEATURES

- 5/6 Double Bedrooms
- Gated Driveway
- Huge Garden and Patio
- 3 Bathrooms (2 en-suite)
- 4 Reception Rooms
- Large open Living Space
- Outhouse at Rear
- Great location close to shops/transport



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# 5 Bedroom House - Detached located in Edgware

Space Residential are pleased to present this stunning "Chain Free" 5/6 bedroom detached family home located on Edgwarebury Lane, a few minutes walk from Edgware Town Centre.

The entrance is set back from the road behind an electric gate, with ample parking for several cars, all secluded from the road by tall mature trees offering yet further privacy. The accommodation offers flexible living across 2 floors with potential to extend into the loft space or rear subject to consent if required.

Upon entering the property you are greeted by a warm entrance hall with a door to a guest W.C. The large hallway then leads to the expansive main living/reception room with ceiling skylights to brighten up this well proportioned entertaining space, and large full height sliding glass doors leading to the garden.

The downstairs consists of 4 reception rooms; including the main living room, there is also a dining room, an office/snug room (which could also be utilised as bedroom 6), and a further reception room off the kitchen. The spacious kitchen has a breakfast bar, integrated appliances and access to the side of the house



Call us on

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**Council Tax Band**

**G**

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>		78
(55-68) <b>D</b>	63	
(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.

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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