



**41 Cranmer Road, HA8 8UA**  
£800,000 Offers Over

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james**  
ESTATE AGENTS

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## Property Description

Offered for sale with no upper chain is this beautifully presented Four Bedroom, Two Bathroom (one en-suite) detached family home situated on the popular Broadfields Estate within easy access to Mowbray Parade and Glengall Parade local shops and within easy access to all other local amenities including Edgware Northern Line tube station and is within the Eruv.

The accommodation is well planned to include a stunning Kitchen/Breakfast Room with bi-fold doors opening out onto the terrace which in turn, leads on to the Landscaped Garden with the whole house having underfloor heating throughout, irrigation system, CCTV and alarm.

The remainder of the accommodation comprises Principal Bedroom with en-suite Bathroom, Three further Bedrooms, one further Bathroom, Three Reception Rooms, and a Guest Wc.


There is ample off street parking, garage, and a landscaped rear garden.

## Key Features

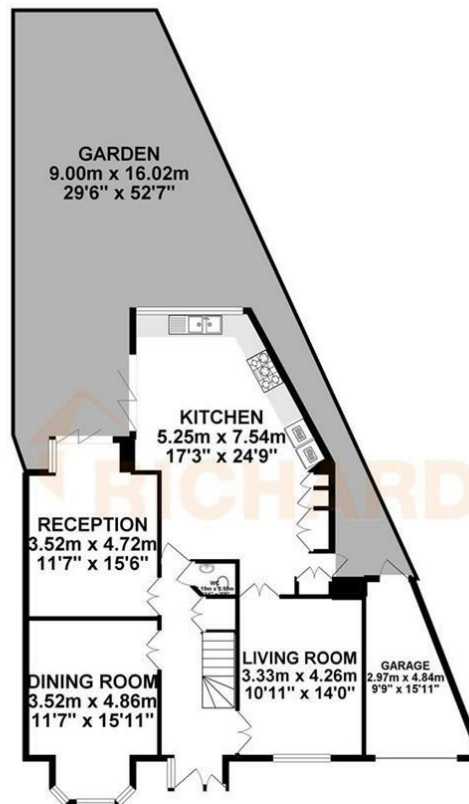


## Important Information

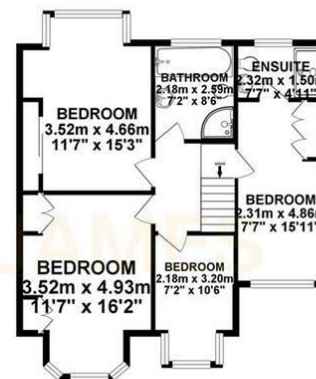
- **Price:** £800,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** C
- **Locaton:** Edgware

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>	72	76
(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 	

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 163.00 sq. m. ( 1754.52 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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