



37 Farm Road, HA8 9LS

£620,000

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Property Description

A well presented Three Bedroom semi detached house situated in a popular tree lined turning.

The ground floor consists of front Reception room, Dining Room, Kitchen/Breakfast bar with first floor comprising Three Bedrooms and Family Bathroom. There is further scope to extend to the rear and loft (stpp)

Externally there is off street parking for two cars and an linked garage which could be converted (stpp) and a fabulous West facing garden which extends to approx 150ft.

This property is well located for local amenities and schools and is offered chain free.

Council tax band - E

Sole Agent

Key Features

- SEMI DETACHED FAMILY HOUSE
- BATHROOM & SEPARATE WC
- KITCHEN
- OFF STREET PARKING FOR 2 CARS
- GARAGE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GUEST WC
- ////GARDEN
- CLOSE TO SHOPS & TRANSPORT

Important Information

- **Price:** £620,000
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** D
- **Locaton:** Edgware

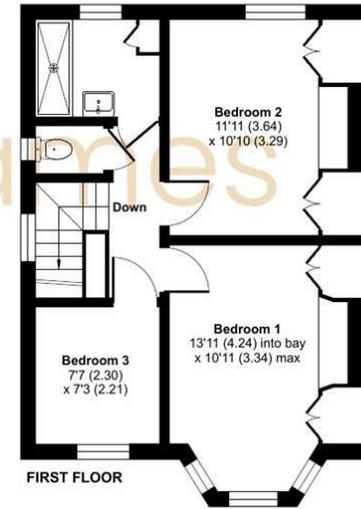
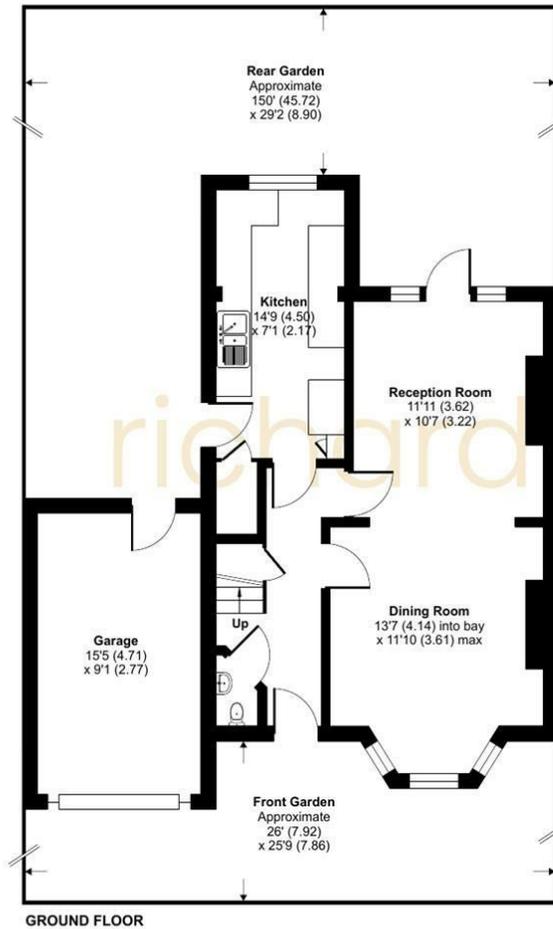
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Approximate Area = 1061 sq ft / 98.5 sq m (includes garage)

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Richard James Estate Agents Ltd. REF: 1358026

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 will 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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