



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

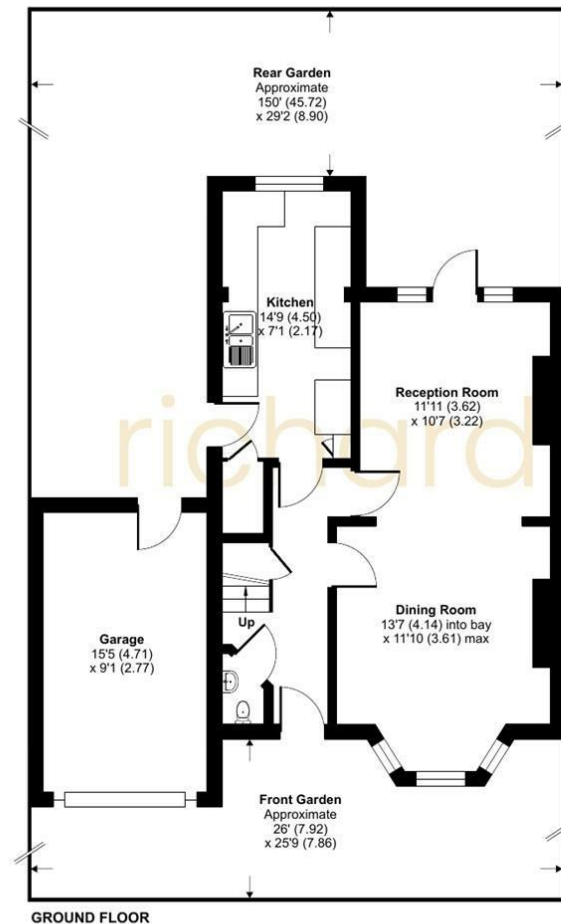
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



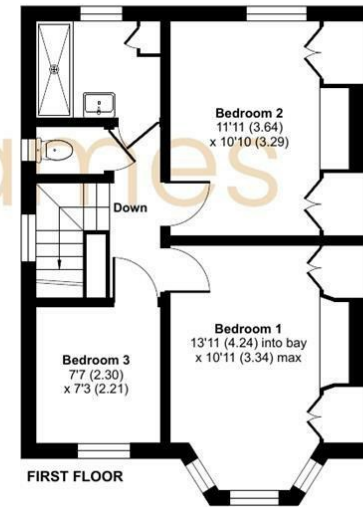


Approximate Area = 1061 sq ft / 98.5 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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

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