



77 Harrowes Meade, HA8 8RS

£999,950

**richard
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Property Description

A beautifully presented extended and modernised 1943 sqft / 180.5 sqm Four Bedroom, Two bathroom semi detached house situated on the ever-popular Broadfields Estate, within a mile and a half of Edgware's multiple shopping facilities, Broadwalk Shopping Centre and Northern Line Tube Station and close proximity to places of worship (within the eruv) and prestigious state and private schools including North London Collegiate School and Rosh Pinah Primary School.

The property is offered in excellent decorative order throughout and comprises a 21ft Kitchen/Breakfast room, Three Reception rooms, Utility room, guest Wc, Four Bedrooms and two bathrooms.

Additional benefits include approximately a 2000sqft landscaped rear garden with an outhouse and off street parking for two cars.

There is further scope for various extension stpp.

Key Features

- LARGE FAMILY HOME
- LANDSCAPED REAR GARDEN WITH outhouse
- FOUR BEDROOMS
- UTILITY ROOM
- THREE RECEPTION ROOMS
- OFF STREET PARKING FOR TWO CARS
- SOUGHT AFTER TURNING
- TWO BATHROOMS
- GUEST WC
- KITCHEN / BREAKFAST ROOM

Important Information

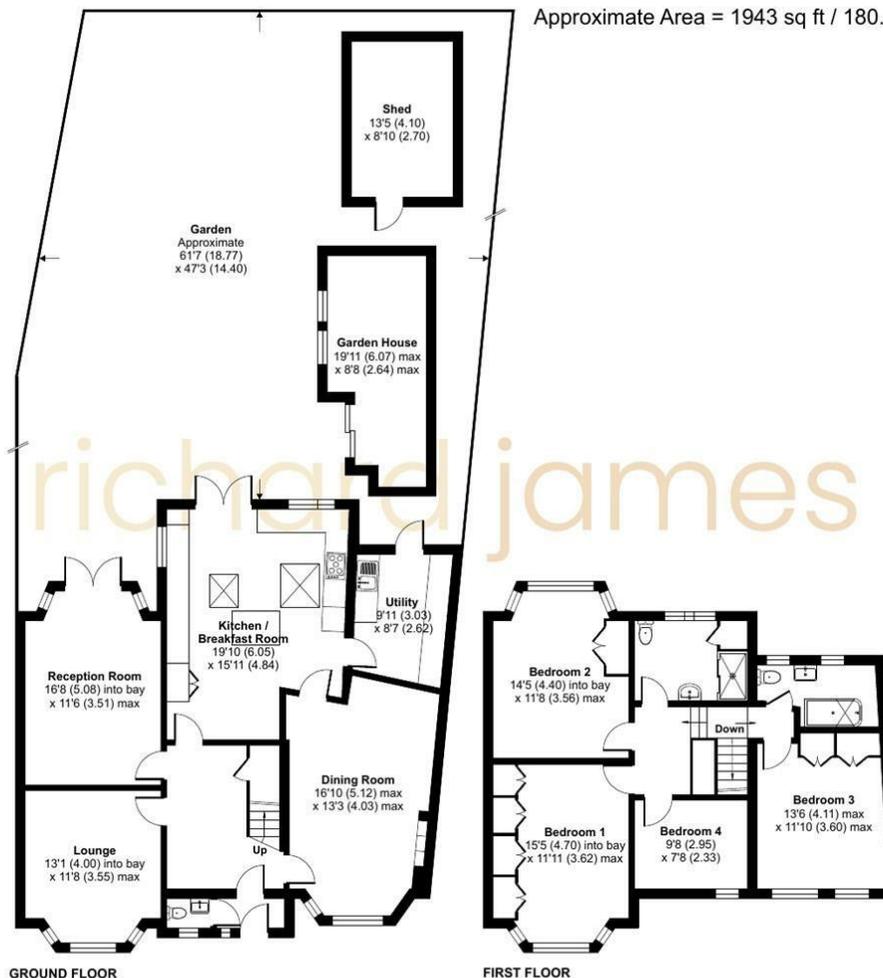
- **Price:** £999,950
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** C
- **Locaton:** Edgware

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approximate Area = 1943 sq ft / 180.5 sq m (excludes outbuildings)

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: 1365807

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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