



14 Hillside Gardens, HA8 8HE

£875,000

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Property Description

Arranged over two floors only, affording scope to extend STPP if necessary is this double fronted semi detached family home, 1934.3 sq ft / 179.7 sq m, offering spacious, bright, well planned family accommodation to include a Kitchen/Dining room, Double Reception Room, Conservatory, Study, Four Bedrooms, Two Bathrooms (one en-suite) Utility Room and Guest Wc.

Externally, there is a lovely rear garden with off street parking for two cars.

Hillside Gardens is well located for popular schools in both private and state sectors including North London Collegiate and Rosh Pinah Primary School. The open spaces of Stonegrove and Edgwarebury Parks are within close proximity as are various places of worship.

Council Tax Band - G

Sole Agent

Key Features

- DOUBLE FRONTED SEMI DETACHED FAMILY HOUSE
- TWO BATHROOMS (ONE EN-SUITE)
- KITCHEN/BREAKFAST/DINING ROOM
- GUEST WC & UTILITY AREA
- SECLUDED REAR GARDEN
- FOUR BEDROOMS
- DOUBLE RECEPTION ROOM
- CONSERVATORY
- TV ROOM/STUDY
- OFF STREET PARKING FOR TWO CARS

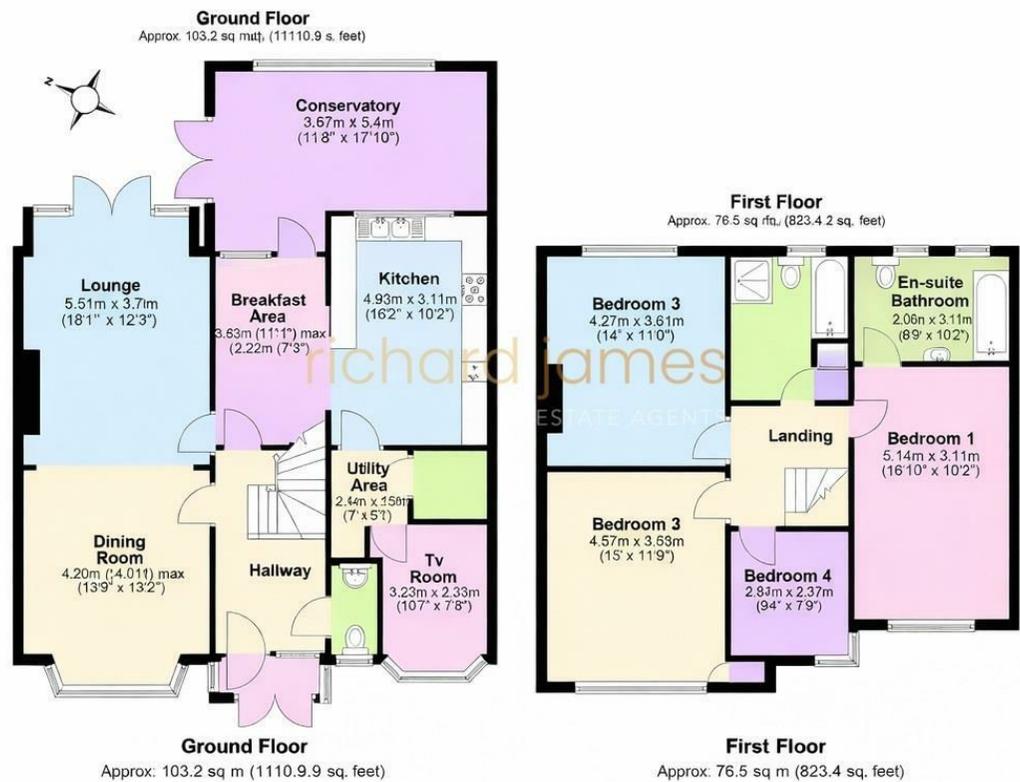
Important Information

- **Price:** £875,000
- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC:** C
- **Locaton:** Edgware

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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 	







Total area: approx. 179[±]7 sq.m (1934.3 sq. feet)

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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