



 **3**  
Bedrooms

 **1**  
Bathroom







We are delighted to offer for sale as the vendors SOLE AGENTS this large 3 bedroom semi detached house. The property is in need of modernisation but once refurbished will become a great family home situated on a very popular road in Edgware backing onto the Deans Brook Stream. Located in the heart of Edgware It is ideally located close to all local amenities, transport, places of worship, shops and parks.

The property benefits from a front and rear garden, large thru lounge, fitted kitchen, downstairs WC, 3 bedrooms and a main bathroom upstairs.

Offered chain free the property is suitable for extension subject to planning permission. Early viewing is highly recommended.

**Entrance Hall** 6.10m x 2.00m (20.01ft x 6.56ft)

**Front Reception** 5.00m x 3.80m (16.40ft x 12.47ft)

**Rear Reception** 4.20m x 3.50m (13.78ft x 11.48ft)

**Kitchen** 3.10m x 2.20m (10.17ft x 7.22ft)

**Bedroom 1** 4.80m x 3.80m (15.75ft x 12.47ft)

**Bedroom 2** 4.30m x 3.80m (14.11ft x 12.47ft)

**Bedroom 3** 3.10m x 1.90m (10.17ft x 6.23ft)

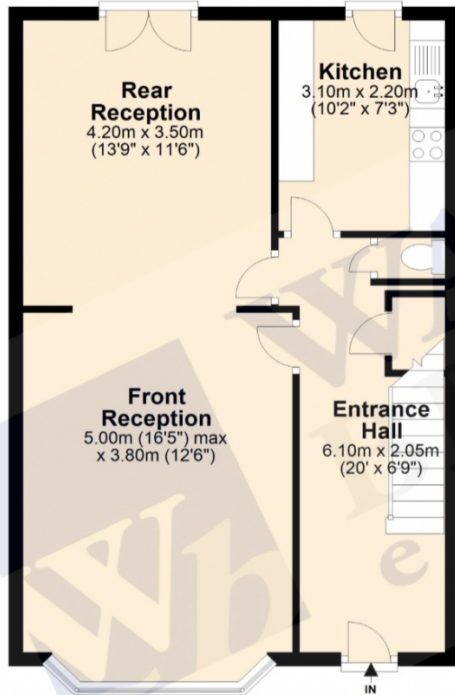
**Rear Garden** 21.00m x 7.50m (68.90ft x 24.61ft)

**Freehold**



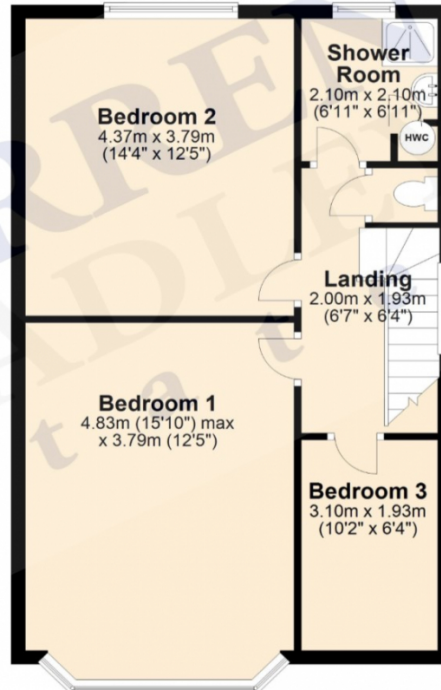
**Ground Floor**

Approx. 55.3 sq. metres (594.7 sq. feet)



**First Floor**

Approx. 55.1 sq. metres (593.2 sq. feet)



Total area: approx. 110.4 sq. metres (1187.9 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

