



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£509,950

Hogarth Road, London, HA8



- **THREE BEDROOM
END OF TERRACED**
- **TWO RECEPTION
ROOMS**
- **IN NEED OF
MODERNISATION**
- **CHAIN FREE**
- **GARAGE VIA
SHARED
DRIVEWAY**
- **EXCELLENT
POTENTIAL**
- **VACANT
POSSESSION**
- **POPULAR
RESIDENTIAL
ROAD**
- **GOOD SIZE REAR
GARDEN**
- **EARLY VIEWING IS
STRONGLY
RECOMMENDED**

We are delighted to offer for sale this extended 3-bedroom end of terraced family house situated on a popular and pleasant residential road in Edgware close to excellent schools and all amenities.

The property is in need of modernisation and benefits include 2 reception rooms, combined bathroom wc, 2 double bedrooms, 1 single bedroom, good size rear garden, garage via shared driveway.

Chain Free

Early viewing is strongly recommended.

Hogarth Road, London, HA8





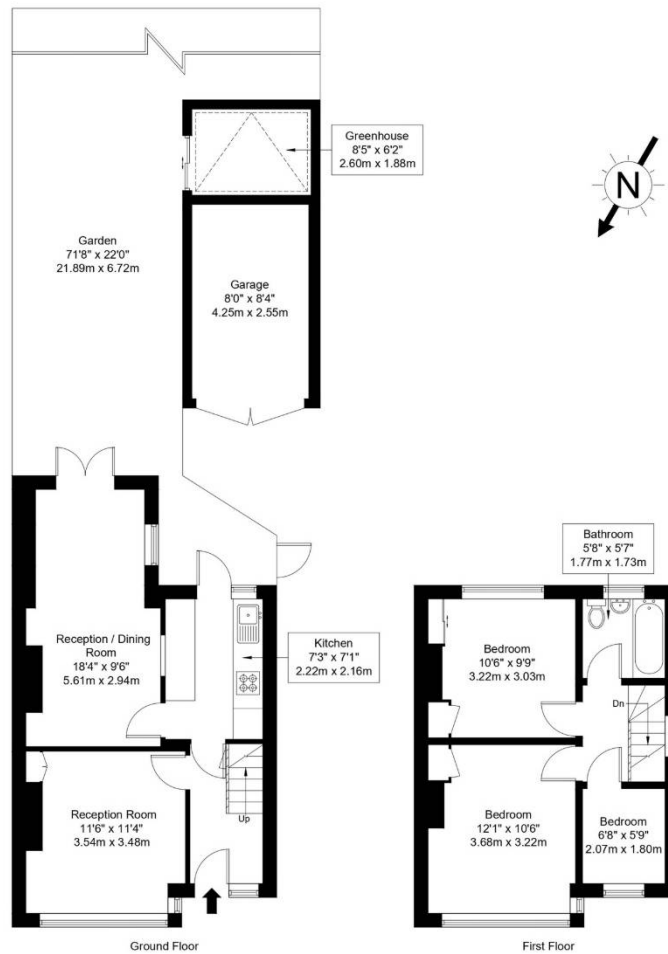


Hogarth Road, HA8 5TR

Approx Gross Internal Area = 74.43 sq m / 801 sq ft

Garage / Greenhouse = 15.73 sq m / 169 sq ft

Total = 90.16 sq m / 970 sq ft



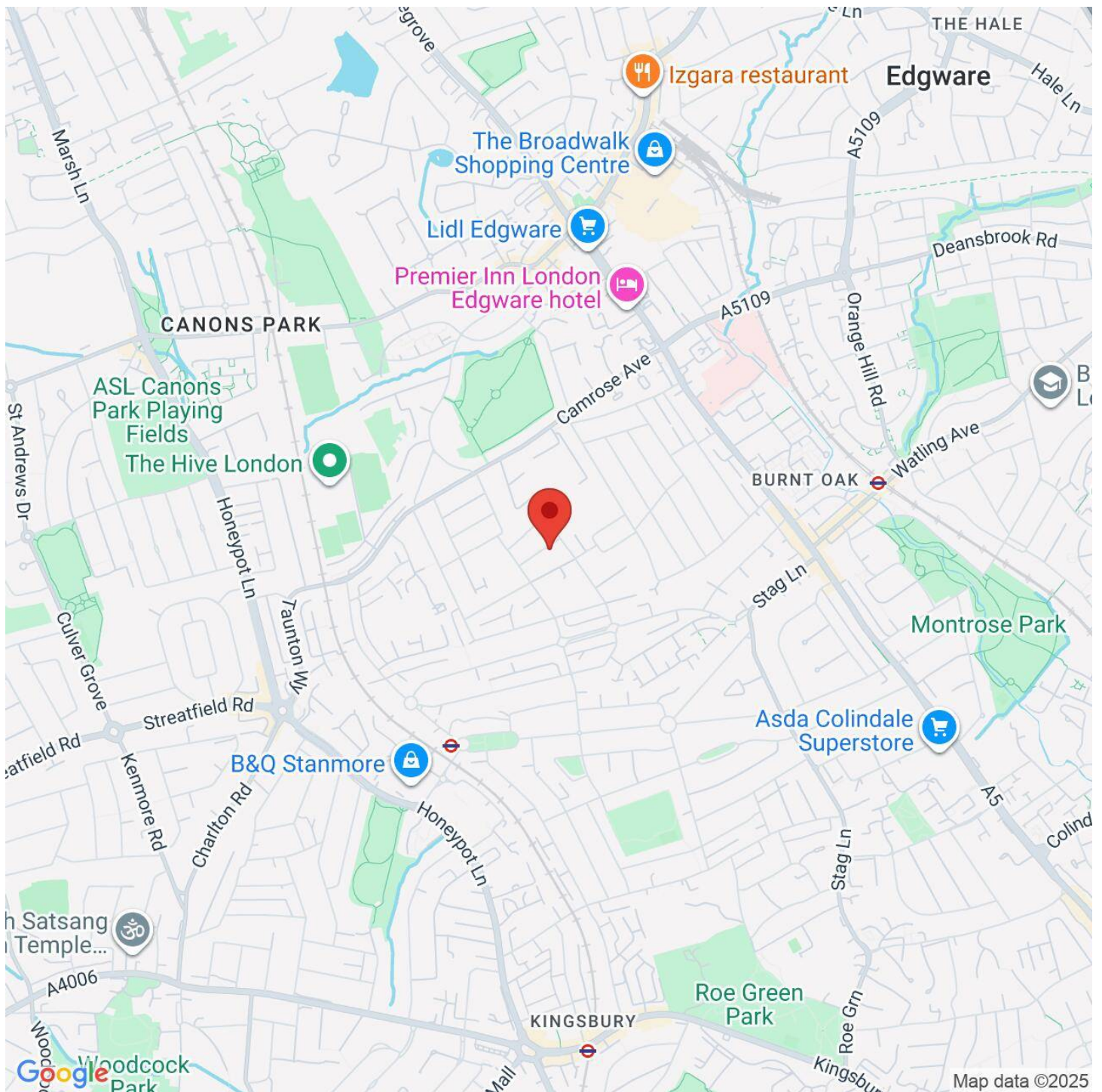
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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.