

For Sale

East Road, Edgware, HA8

A larger than average three bedroom freehold brick built house situated within a short walk of Burnt Oak and Edgware tube stations. The house benefits from a large fitted kitchen with connecting dining area, large lounge. Upstairs there are three good size bedrooms and a bathroom/wc. The house has gas central heating, double glazing and its own rear garden. The property is a must see so call us today or risk missing out on this fantastic opportunity.



- Three bedrooms
- House
- Rear garden
- Mid terrace
- Two reception rooms
- Sought after location

Asking price of £415,000 freehold

East Road, Edgware, HA8

Entrance hall

Radiator, understairs storage cupboard, stairs to first floor level.

Downstairs WC

Low level wc, wash hand basin, tiled walls, double glazed window to front.

Reception one

15'1" x 10'9" (4.60m x 3.28m)

Double glazed sliding doors to garden, radiator, opening to diner room.

Dining room

11'9" x 9'6" (3.58m x 2.90m)

Opening to kitchen.

Kitchen

9'6" x 8'6" (2.90m x 2.59m)

Worktop surfaces incorporating sink bowl unit, four ringgas hob, electric oven, extractor fan, wall and base units, plumb for washing machine, radiator, double glazed window to front, storage cupboard.

First floor landing

Airing cupboard, storage cupboard, access to loft.

Bedroom one

15'3" x 8'9" (4.65m x 2.67m)

Double glazed window to rear, radiator.

Bedroom two

14'6" x 9'1" (4.42m x 2.77m)

Double glazed window to rear, radiator, fitted wardrobe.

Bedroom three

9'8" x 6'6" (2.95m x 1.98m)

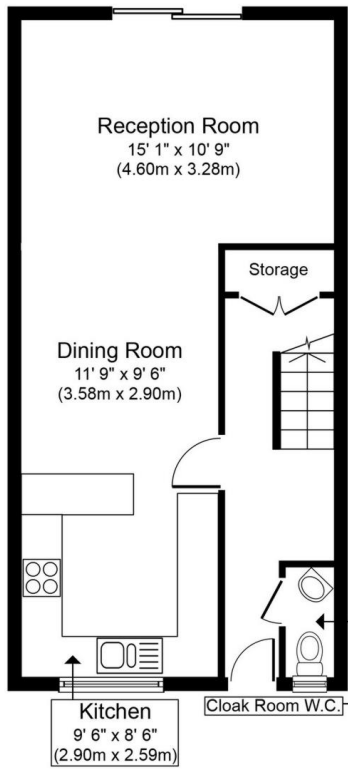
Double glazed window to rear, radiator.

Bathroom

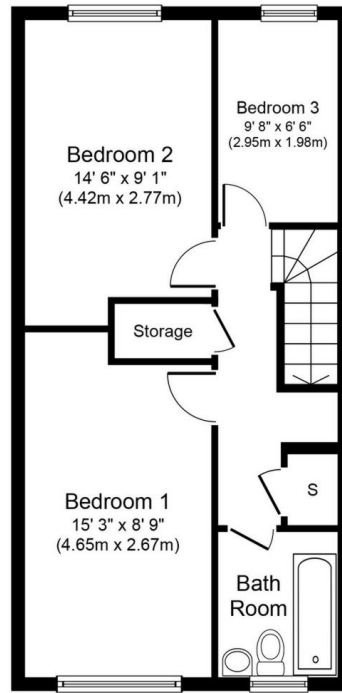
White three piece suite comprising panel bath, low level wc, wash hand basin, mixer taps, shower attachment, tiled walls, tiled floors, radiator, double glazed window to front.

Rear garden

Paved seating area, lawn with shrubs to borders, rear access.



Ground Floor
Approximate Floor Area
478 sq. ft.
(44.4 sq. m.)



First Floor
Approximate Floor Area
478 sq. ft.
(44.4 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Environmental Impact (CO ₂) Rating		Current	Potential	Energy Efficiency Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions				Very energy efficient - lower running costs			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not environmentally friendly - higher CO ₂ emissions				Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	

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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.