

Offers in the region of £349,950 Orange Hill Road, Edgware, HA8



- Top floor
- Three bedrooms
- Reception
- Rented for £1500 pcm
- Fitted Kitchen
- Private rear garden
- Close to local shops
- Walking distance to Burnt Oak tube Station
- Ideal for buy to let investors
- Perfect first time purchaser

Great opportunity!!! The larger than average three bedroom flat is perfect for any first time buyer or buy to let investor. The property is situated in a great location within walking distance to Burnt Oak Tube station. Boasting a private rear garden and presented in good condition throughout, early viewing is advised to avoid disappointment! Currently rented out achieving £1500pcm.

Orange Hill Road, Edgware, HA8

Reception

15'5" x 9'6" (4.70m x 2.90m)

Double glazed windows to front, radiator

Entrance Hall

Radiator

Kitchen

12'2" x 6'7" (3.71m x 2.01m)

Double glazed window to rear aspect. Range of wall and base units. Plumbed for washing machine, space for fridge freezer, four ring gas hob and oven, part tiled.

Bedroom One

12'2" x 10'3" (3.71m x 3.12m)

Double glazed window to rear aspect, radiator.

Bedroom Two

12'2" x 7'0" (3.71m x 2.34m)

Double glazed window to rear, radiator.

Bedroom Three

13'4" x 7'3" (4.06m x 2.21m)

Double glazed window to front aspect, radiator.

Bathroom

7'10" x 5'3" (2.39m x 1.60m)

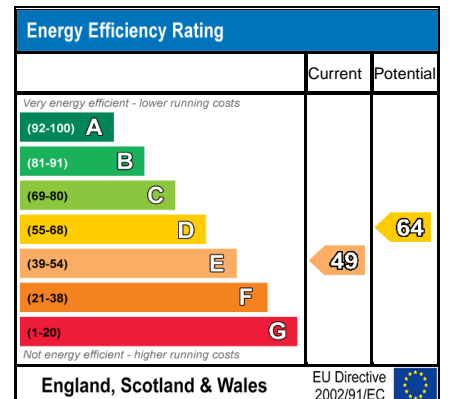
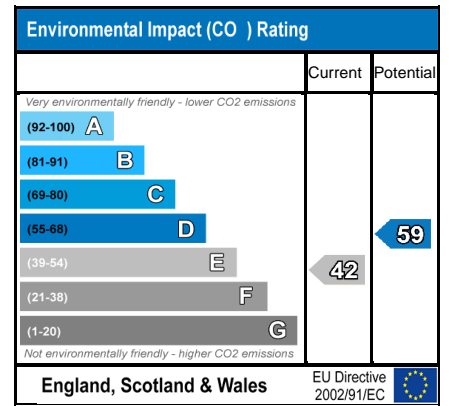
Double glazed window to rear aspect. White suite with shower attachment, part tiled.

Rear Garden

Private rear garden, storage cupboard.

Section 21 declaration.

NB. In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff within Anderson, Brown & Clarke Ltd.





TOTAL APPROX. FLOOR AREA 678 SQ.FT. (63.0 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

VIEWING BY APPOINTMENT WITH AGENTS ANDERSON BROWN & CLARKE

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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.