

# For Sale

## Gervase Road, Edgware, HA8

A RARE FIND. This lovely Three bedroom mid terrace house located moments from the newly landscaped Silkstream Park and just a short stroll to Burnt Oak Station (Northern Line). This family home benefits from Three good sized bedrooms, two reception rooms and a fitted kitchen that leads to the rear garden that is laid to lawn with shrubs flower beds to the rear. The exciting redeveloped Silkstream Park is on the doorstep! Call now to avoid disappointment.



- Three bedrooms
- Mid terrace
- Ideal family home
- Two reception rooms
- Sought after location
- Rear garden

**Asking price of £410,000 freehold**

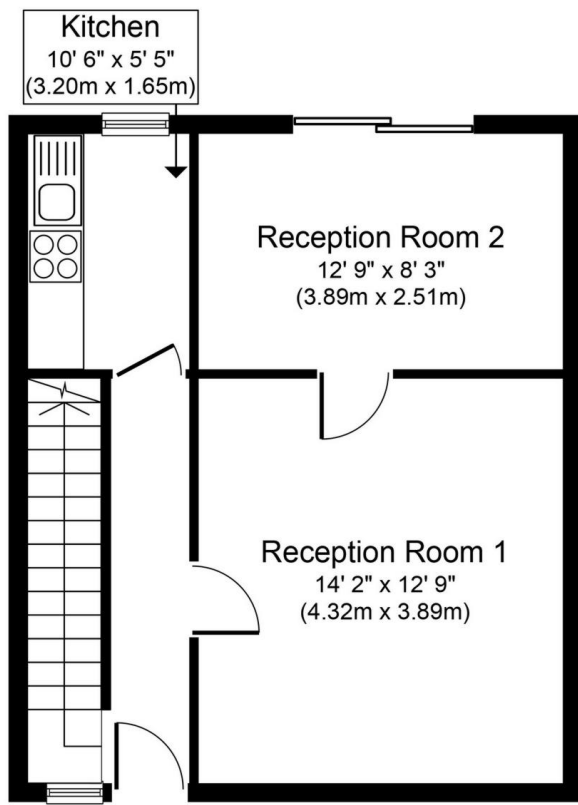
# Gervase Road, Edgware, HA8

- Entrance Hall** Double radiators, wooden flooring, understairs storage cupboard.
- Reception One** 14'2" x 12'9" (4.32m x 3.89m) Double glazed window to front, radiator, wooden flooring, door to kitchen.
- Reception Two** 12'9" x 8'3" (3.89m x 2.51m) Double glazed doors to garden, wooden flooring, double radiator, opening to kitchen.
- Kitchen** 10'6" x 5'5" (3.20m x 1.65m) Worktop surface incorporating stainless steel single bowl sink unit, electric oven, extractor fan, wall and base units, tiled walls, plumbing for washing machine, double glazed window to rear, double glazed door to garden.
- Landing** Access to loft, wooden flooring.
- Bedroom One** 11'2" x 8'7" (3.40m x 2.62m) Double glazed window to front, radiator, wooden flooring.
- Bedroom Two** 12'3" x 11'1" (3.73m x 3.38m) Double glazed window to rear, radiator, wooden flooring.
- Bedroom Three** 9'5" x 8'3" (2.87m x 2.51m) Double glazed window to front, radiator, wooden flooring.
- Bathroom/wc** 3 piece suite comprising of panel bath, low level wc, wash hand basin, mixer tap and shower attachment, tiled walls, radiator, double glazed window to rear.
- Rear Garden** Paved seating area, lawn to rear.

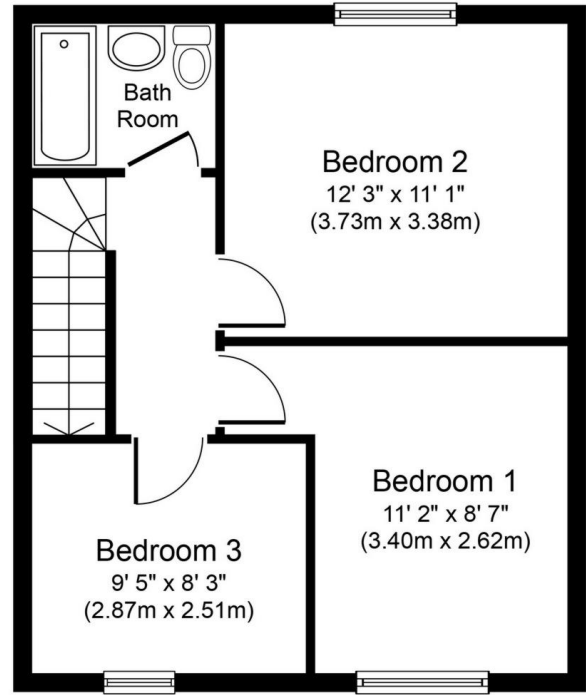


Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	
(81-91) <b>B</b>	84
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	55
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	85
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	60
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC



**Ground Floor**  
**Approximate Floor Area**  
**426 sq. ft.**  
**(39.6 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**426 sq. ft.**  
**(39.6 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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**VIEWING BY APPOINTMENT WITH AGENTS ANDERSON BROWN & CLARKE**

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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.