

For Sale

Littlefield Road, Edgware, HA8

This spacious Chain free three bedroom mid terrace house is located between the sought after areas of Edgware and Burnt Oak. This property is in need of full modernisation but is priced to sell. The property is in a sought after location and has a delightful rear garden. Call us today to book your internal inspection as this property is going to sell fast.



- Three bedrooms
- In need of Modernisation
- Chain free
- Mid terrace
- Downstairs bathroom
- Rear garden

Asking price of £410,000 freehold

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Entrance hall

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

Reception room

13'2" x 11'7" (4.01m x 3.53m)

Window to front, radiator.

Kitchen

11'5" x 6'5" (3.48m x 1.96m)

Worktopsurfaces incorporating sink bowl unit, gas cooker point, extractor fan, wall and base units, tiled walls, tiled floors, double glazed window to rear, door to garden.

Downstairs bathroom

White two piece suite comprising panel bath, low level wc, tiled walls, tiled floors, window to rear.

First floor landing

Access to loft.

Bedroom one

16'8" x 9'2" (5.08m x 2.79m)

Window to front, radiator.

Bedroom two

10'9" x 9'1" (3.28m x 2.77m)

Window to rear, radiator.

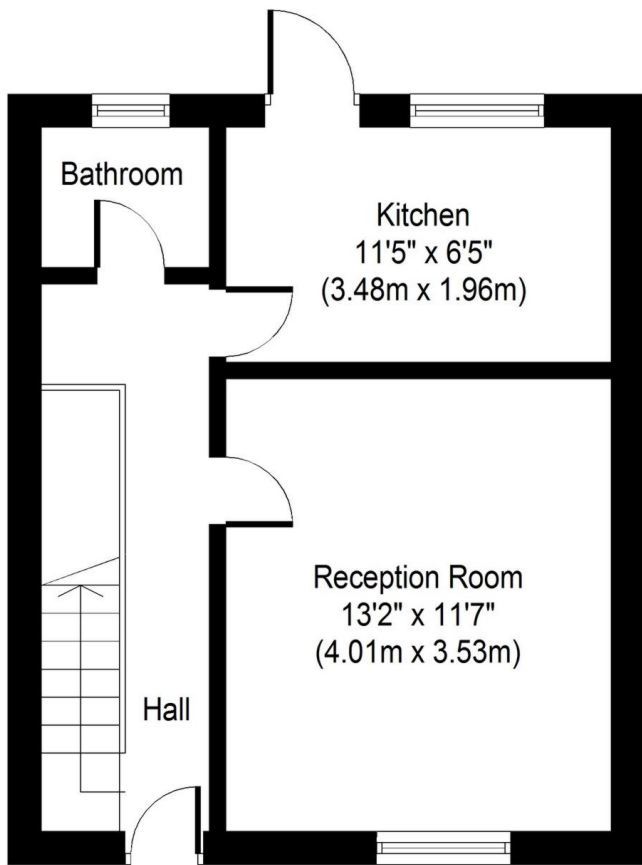
Bedroom three

8'4" x 7'4" (2.54m x 2.24m)

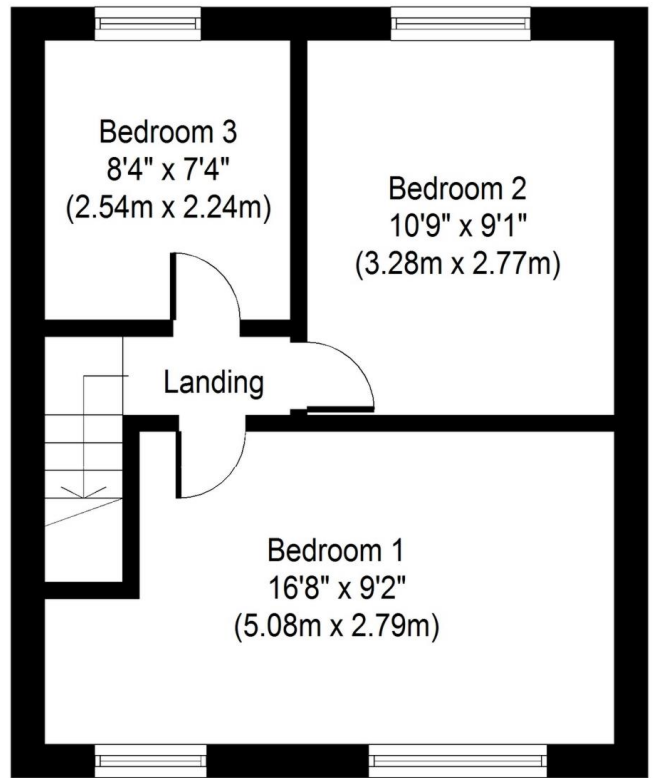
Window to rear, radiator.

Rear garden

Paved seating area, lawn to rear.



Ground Floor
Approximate Floor Area
346 Sq. ft.
(32.1 Sq. m.)



First Floor
Approximate Floor Area
346 Sq. ft.
(32.1 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
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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