

**£500,000**  
**Watling Avenue, Edgware, HA8**



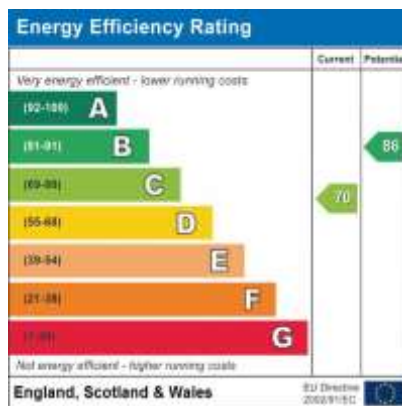
- Terrace house
- Off street parking
- Easy access to Burnt Oak (Northern Line) & Mill Hill (Thameslink) station
- Three bedrooms
- Large rear garden
- Close to local schools
- Large reception
- Potential to extend (stp)
- Close to bus routes

**LARGE THREE BEDROOM HOUSE, EASY ACCESS TO BURNT OAK STATION & MILL HILL STATION!**

We are pleased to bring to the market this large three bedroom family home. Boasting good room sizes and a large third bedroom with en-suite, this property is a perfect

family home or long term investment. With off street parking and a large rear garden the property lends itself to extension (stpc). With great access to local schools, bus routes and the motorway network early viewing is advised to avoid missing out!

# Watling Avenue, Edgware, HA8







Anderson  
Brown & Clarke

# Close to public transport links



Anderson  
Brown & Clarke

# Close to tube stations







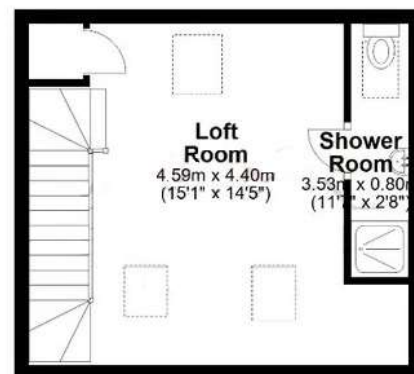
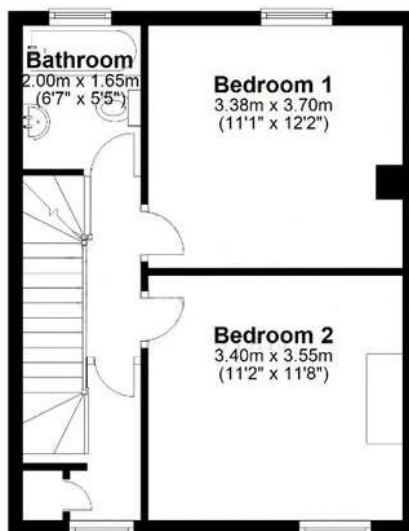
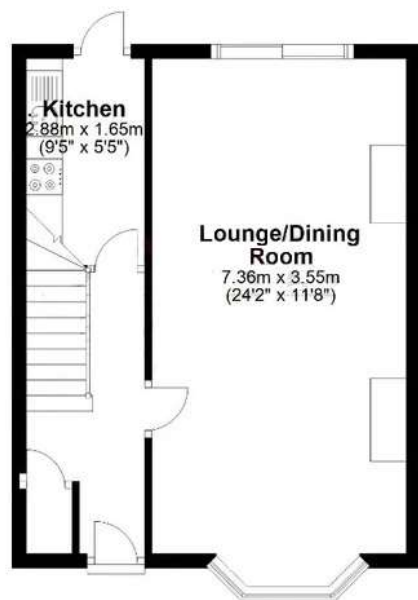
Anderson  
Brown & Clarke

# Walking distance to local schools



Anderson  
Brown & Clarke

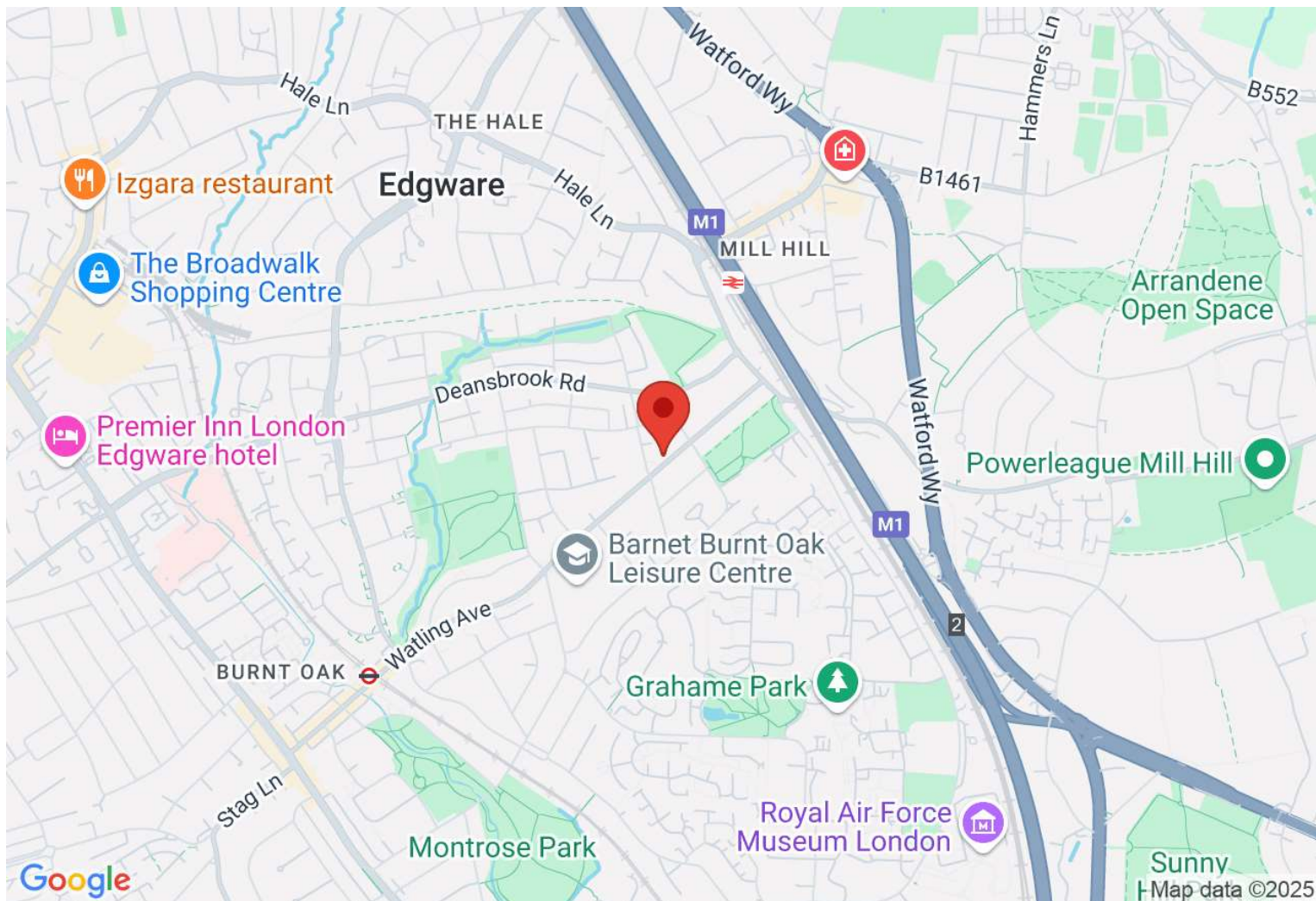
Call today  
to book your  
appointment





## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS ANDERSON BROWN & CLARKE

134 Vaughan Road, Harrow, London, HA1 4ED T: 0203 859 8922 E: [info@abandcsales.co.uk](mailto:info@abandcsales.co.uk) W: [www.abandcsales.co.uk](http://www.abandcsales.co.uk)

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.