



OLIVER

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Estate Agency with a personal touch!

Warwick Avenue, Edgware, Middx, HA8



EXTENDING OVER 1600 SQ FT! This FOUR BEDROOM, semi-detached FAMILY HOME offers FANTASTIC VERSATILE ACCOMMODATION. Situated less than a mile from EDGWARE STATION this home is ideally positioned for local shops, schools, amenities and places of worship. Benefitting from PARKING FOR SEVERAL VEHICLES and with GREAT MOTORWAY ACCESS, this property MUST BE VIEWED!

- Four Bedrooms
- Over 1600 sq ft
- Large Garden
- En-Suite to Master
- Parking for Several Cars
- Four Receptions
- Utility Room
- Less Than a Mile to Station

£825,000 Freehold

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Accommodation Comprises

Entrance Hall

Guest Cloakroom

Lounge/Diner **29'6" x 12'0" (8.99m x 3.66m)**

Kitchen/Breakfast Room **22'4" x 16'7" (6.81m x 5.05m)(Max Points)**

Family Room **15'3" x 8'5" (4.65m x 2.57m)**

Utility Room **7'6" x 5'7" (2.29m x 1.70m)**

Study Room **7'9" x 5'8" (2.36m x 1.73m)**

Playroom **7'9" x 5'8" (2.36m x 1.73m)**

Stairs To First Floor

Landing

Bedroom Two **15'1" x 10'8" (4.60m x 3.25m)(Into Bay)**

Bedroom Three **13'6" x 11'0" (4.11m x 3.35m)**

Bedroom Four **8'2" x 7'0" (2.49m x 2.13m)**

Family Bathroom

Toilet

Stairs To Second Floor

Master Bedroom **19'9" x 10'1" (6.02m x 3.07m)(Max Points)**

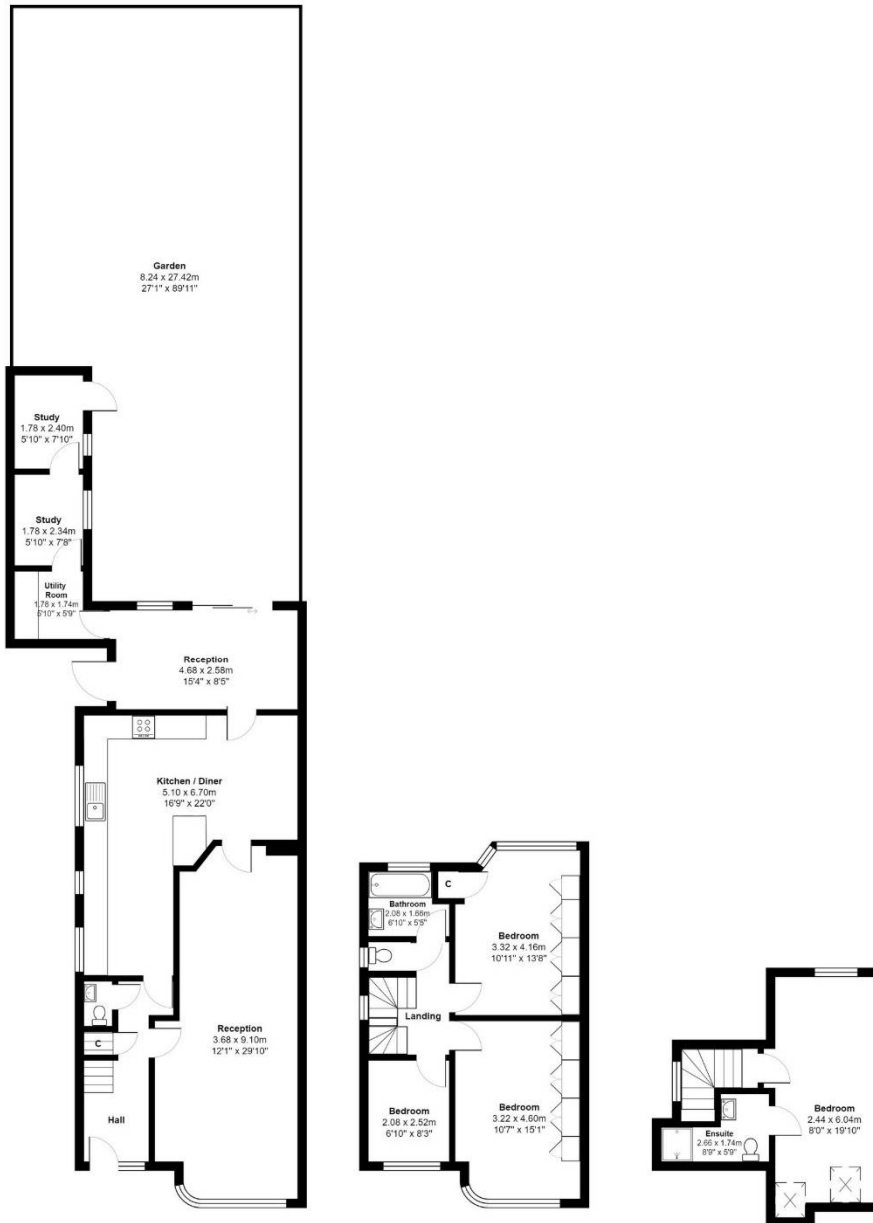
En-Suite Shower Room

Exterior

Large Rear Garden

Own Driveway





Total Area: 159.1 m² ... 1713 ft² (excluding garden)
 All measurements are approximate and for display purposes only



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			
		68	78
England, Scotland & Wales		EU Directive 2002/91/EC	

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	

Tel: 01923 559569 - 01727 580085 - 020 3394 0063

Email: sales@oliverandakers.com

Web: www.oliverandakers.com

VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.