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**ROBERTSON
PHILLIPS**
Estate Agents



Reynolds Drive, Edgware

Guide Price £485,000



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Located just A moment's walk from Queensbury Jubilee line station, this three-bedroom mid terraced property is available to purchase chain free, the property requires a full refurbishment throughout but would make a lovely starter home or buy to let investment. Benefits include three bedrooms, family bathroom, Lounge/diner, kitchen, garden and driveway with parking for two vehicles. Local amenities and schools are close by, including Cannons High School, Stag Lane primary and Glebe primary school.



Ground Floor

Entrance Hall

Window to front, stairs, door to:

Lounge/Dining Room 22' 3" x 11' 4" (6.78m x 3.45m) Through lounge/diner with patio doors opening onto the garden.

Kitchen 6' 8" x 6' 6" (2.03m x 1.98m)
Window to rear, door to garden.



First Floor

Bathroom

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, tiled surround, window to rear, vinyl flooring.

Bedroom 1 11' 8" x 10' 4" (3.55m x 3.15m)
Window to front, window to side.

Bedroom 2 10' 4" x 9' 9" (3.15m x 2.97m)
Window to rear, fitted wardrobes, door to:

Bedroom 3 6' 5" x 5' 8" (1.95m x 1.73m)
Window to front.

Driveway

Parking for two vehicles.

Garden

Mainly laid to lawn with a patio area and rear access

Council Tax Band: D

EPC Rating: C

Tenure: Freehold

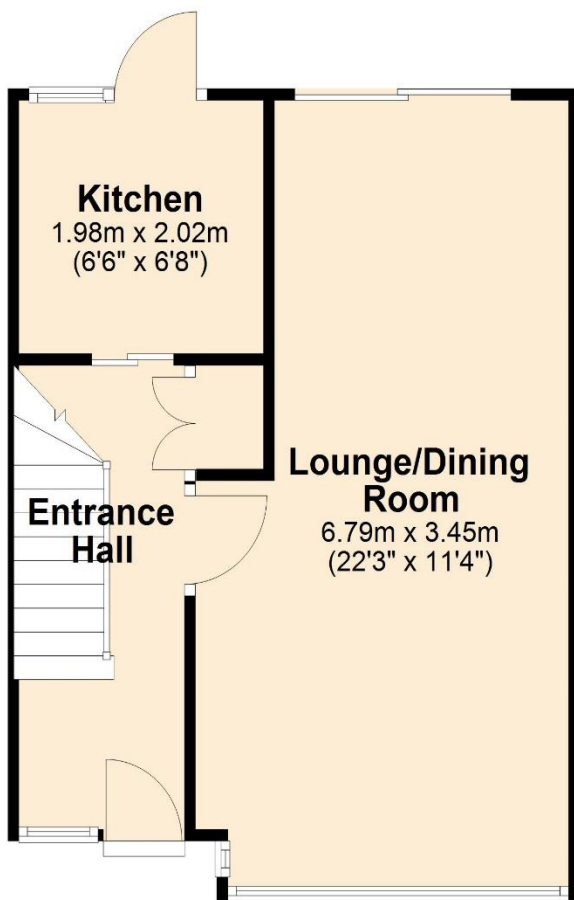


KEY FEATURES:

- Three Bedrooms ● Through Lounge ● Potential to Extend STPP ● No Onward Chain ●
- Close to Queensbury Jubilee Line Station ● Close to Schools ● Good Transport Links

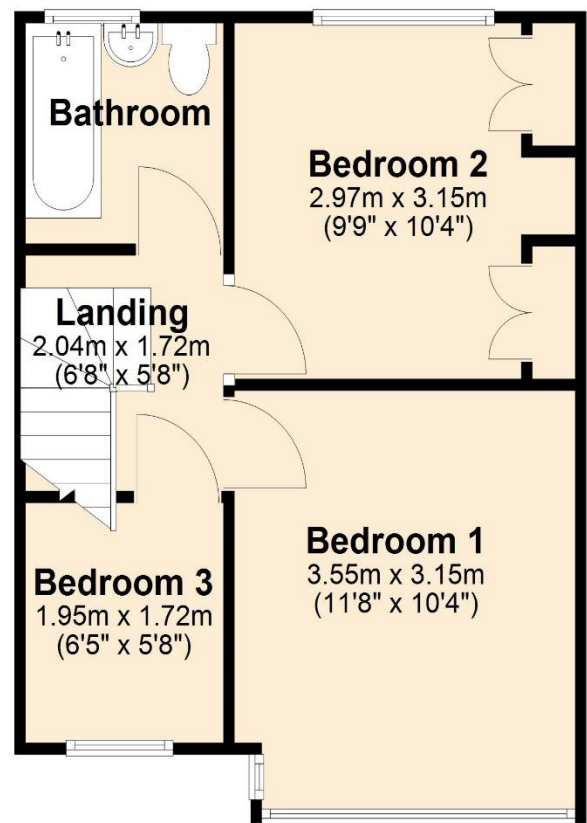
Ground Floor

Approx. 33.5 sq. metres (360.9 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.8 sq. feet)



Total area: approx. 66.8 sq. metres (718.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.