



47 Beverley Drive, HA8 5NQ

£725,000

**richard
james**
ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz







Property Description

Offered for sale with no upper chain, having been in the same ownership for 44 years is this semi detached family home, offering ample scope to extend (STPP) and situated in a popular residential road close to popular local schools and open spaces.

The accommodation comprises Three Bedrooms, family Bathroom, spacious double Reception Room, and fully fitted Kitchen/Breakfast Room.

Externally the rear Garden is south facing and extends to approximately 65', Garage and off street parking.


The house is conveniently situated within 0.6 of a mile of both Queensbury' (Jubilee) and Burnt Oak (Northern Line) Stations and various local amenities which include Asda and Morrisons.

Key Features

- SEMI DETACHED FAMILY HOUSE
- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- CHAIN FREE
- SCOPE FOR VARIOUS EXTENSIONS STPP
- DOUBLE LENGTH RECEPTION ROOM
- FAMILY BATHROOM
- GARAGE & OFF STREET PARKING
- APPROX 65' SOUTH FACING GARDEN
- 0.6 MILES TO BOTH QUEENSBURY & BURNT OAK STATIONS

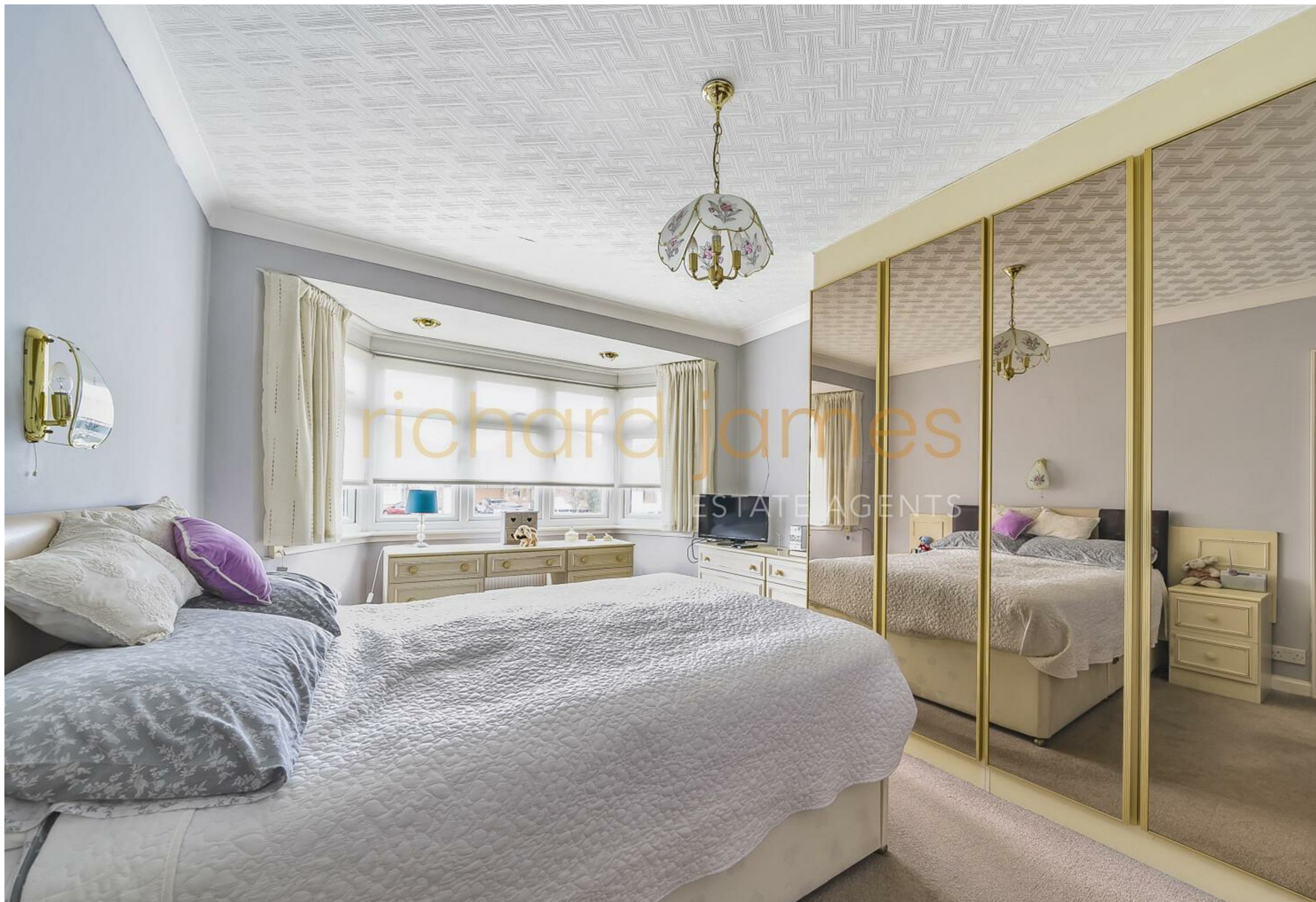
Important Information

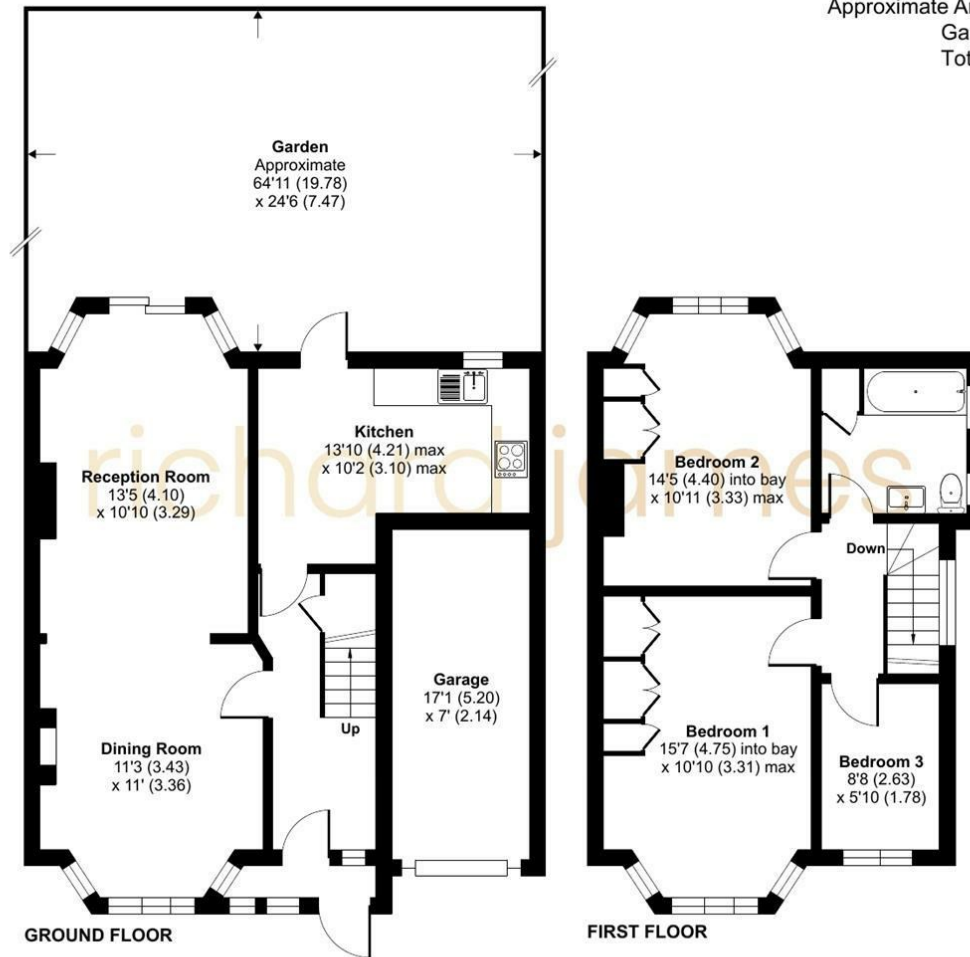
- **Price:** £725,000
- **Tenure:** Freehold
- **Council Tax Band:** E
- **EPC:** D
- **Locaton:** Edgware

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	









Approximate Area = 1038 sq ft / 96.4 sq m
Garage = 122 sq ft / 11.3 sq m
Total = 1160 sq ft / 107.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1217153

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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