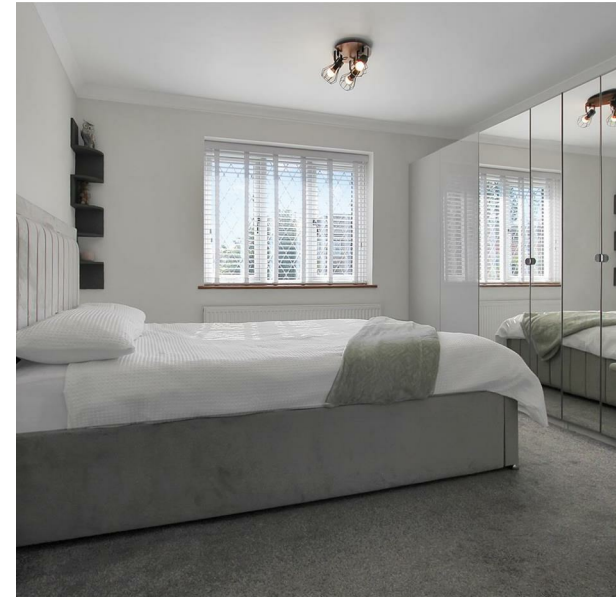


147 Green Lane, Edgware, HA8 8EN  
Guide price £700,000  
Council Tax Band: D





A wonderful opportunity to acquire this well presented three bedroom semi with a rear annexe. The main house is set over two floors and is in immaculate condition, this property comprises three bedrooms, one bathroom, a large fully fitted kitchen, two open plan reception rooms, an attractive low maintenance rear garden with a paved setting that lends itself ideally towards entertaining. Off street parking driveway that can fit up to three cars. The vendor has priced this home, extremely sensibly, and we are expecting high demand, as such, we would highly recommend an immediate viewing.

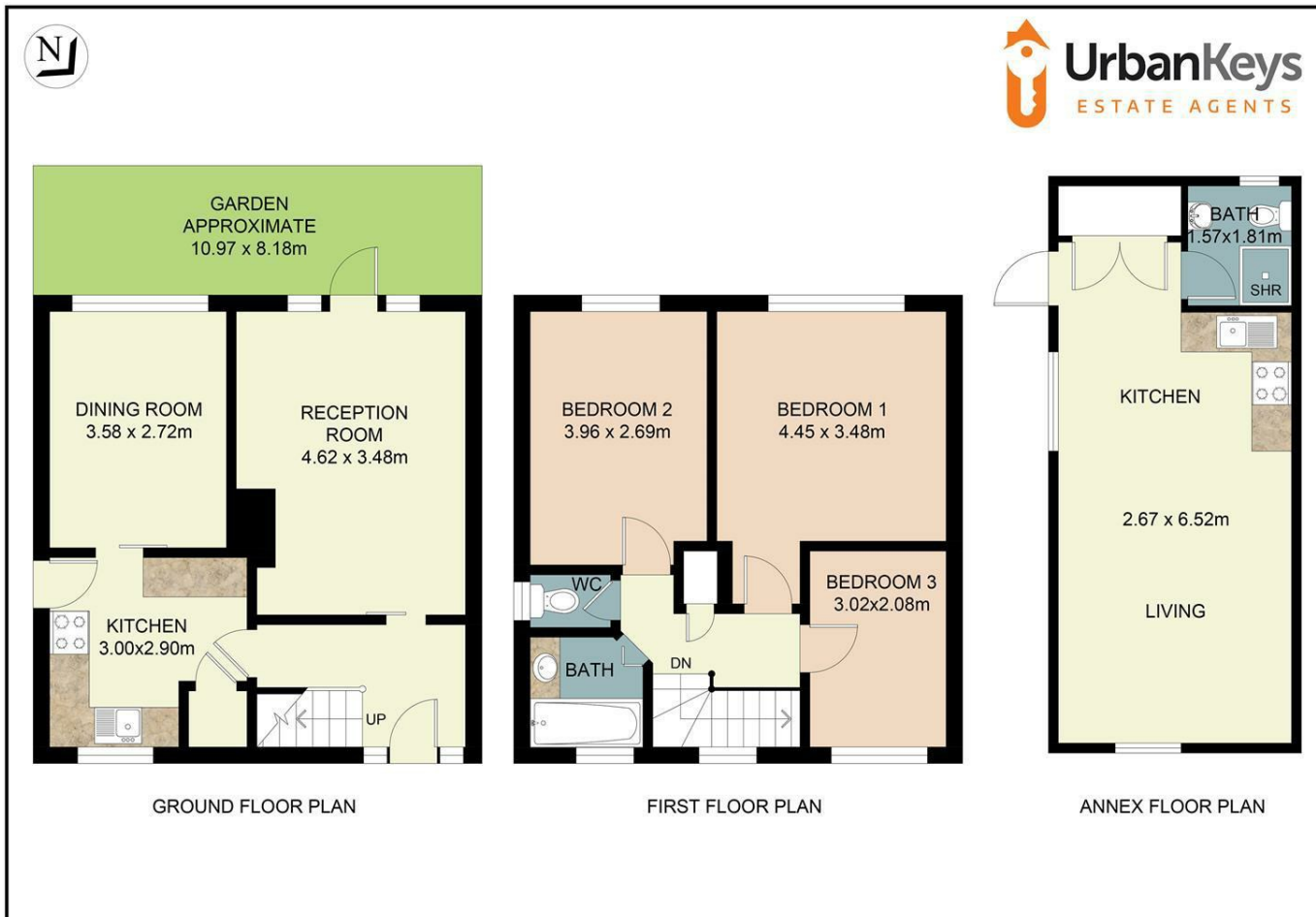
This property is situated equidistant from both central Stanmore and central Edgware. Both town are popular suburbs in North West London situated about 20 minutes from the City centre. Principally a shopping and residential area, it has excellent transport links via Edgware's Northern Line underground station and is ideal for drivers with its easy access to the M1 and M25.

A former market town, Edgware is attractive to homebuyers due to its appealing streets, semi-detached and detached houses, access to the Broadwalk shopping centre, and proximity to places of worship and prestigious state and private schools including North London Collegiate School.

The surrounding countryside provides residents with access to an abundance of leisure activities including golf courses and gym and health centres.



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