

## Westleigh Gardens, , Edgware, HA8 5SQ

- Freehold
- Two Family Bathrooms including in Ground Floor
- Driveway for Two Cars
- Close to Local Amenities & Transportation
- Four Bedrooms Semi Detached House
- Modern Kitchen & Separate Dining Space
- Large Garden

**£699,999**



# Westleigh Gardens, , Edgware, HA8 5SQ

## DESCRIPTION

A spacious four-bedroom semi-detached home set in a quiet residential area of Edgware. Offering flexible living space including a bright reception room, modern kitchen, dining area, study, and ground floor bathroom. Benefits include a large garden with side access, ample storage, and a private driveway for multiple vehicles. Conveniently located near Queensbury and Burnt Oak stations, local amenities, and within the catchment of Krishna Avanti Primary School. An ideal family home—viewing highly recommended.

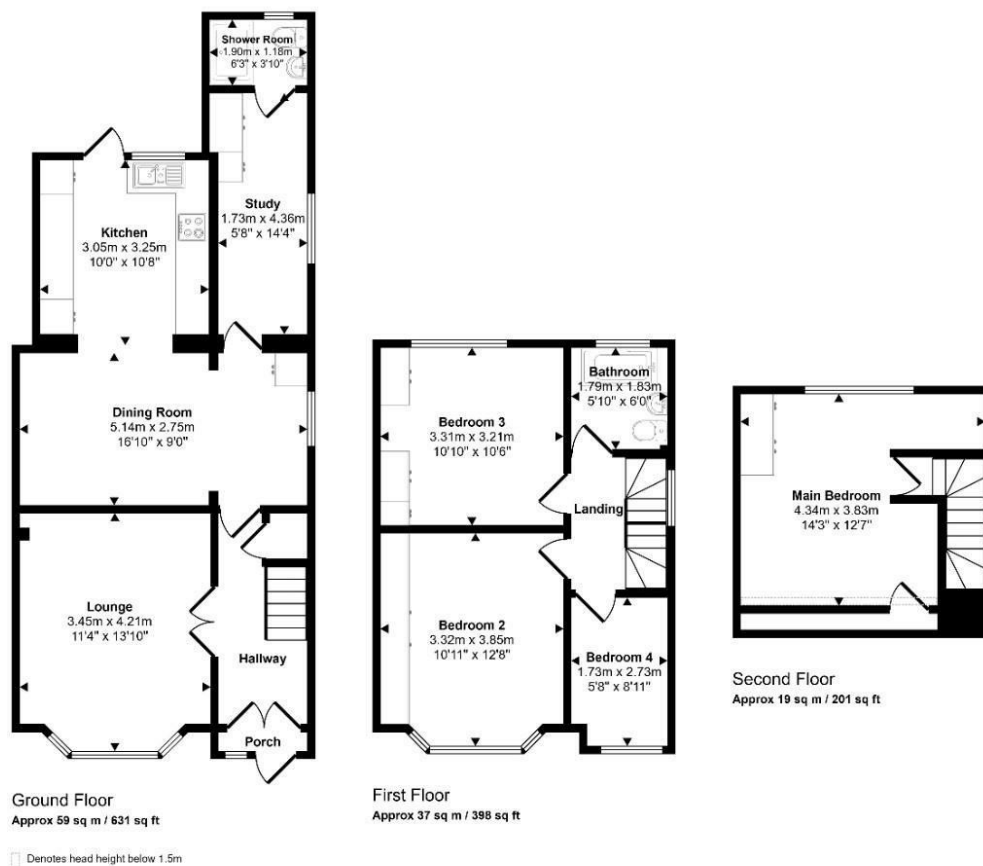








Approx Gross Internal Area  
114 sq m / 1231 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

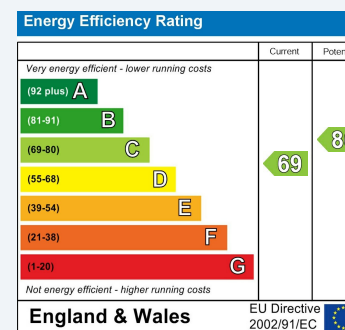
Please contact [stanmore@hunters.com](mailto:stanmore@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.