



Springwood Crescent, Edgware, HA8 8SQ

Asking Price £390,000







# Springwood Crescent

Edgware, HA8 8SQ

Local Authority: Barnet  
Tax Band: C

- EPC Rating: 43E
- Private Rear Garden
- Spacious Lounge
- Popular Broadfields Estate
- CALL NOW TO VIEW
- Two Bedrooms
- Terraced House
- Separate Kitchen
- INVESTMENT OPPORTUNITY

## \*\* INVESTMENT OPPORTUNITY \*\*

Welcome to this charming two-bedroom mid-terrace house located on Springwood Crescent in the sought-after area of Edgware. This property boasts a cosy reception room, perfect for relaxing or entertaining guests.

As you step inside, you'll find two well-appointed bedrooms, offering comfortable living spaces for you and your family. The bathroom is conveniently located to serve both bedrooms, ensuring practicality and ease of use.

One of the highlights of this lovely home is the private garden, providing a tranquil outdoor space where you can unwind and enjoy the fresh air. Imagine sipping your morning coffee or hosting a summer barbecue in this delightful setting.

Situated in the sought after Broadfield Estate, this property is ideally positioned close to a variety of shops and amenities, making daily errands a breeze. Whether you need to pop out for groceries or fancy dining out at a local restaurant, everything you need is just a stone's throw away.

Don't miss this fantastic opportunity to own a piece of Edgware in this wonderful house. Contact us today to arrange a viewing and start envisioning your new life in this inviting home on Springwood Crescent.

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## ENTRANCE

Via glazed door into enclosed porch with sidelight to flank with further door to:

## LOUNGE 20'0" x 11'8" (6.087 x 3.553)

Double glazed window to front, radiator, fitted carpet, ceiling lights, carpeted stairs to first floor, door to:

## KITCHEN 6'9" x 11'7" (2.067 x 3.542)

fitted wall and base units, worksurface with tiled upstand, four ring gas cooker, one bowl sink with drainer, space and services for washing machine, wall mounted boiler, radiator, vinyl flooring, window to rear, door to:

## LEAN-TO

Tiled flooring, power and light, windows to flank and rear, door to garden

## FIRST FLOOR LANDING

Fitted carpet, access to loft space, fitted cupboard, light, doors to:





**BEDROOM ONE** 11'8" x 8'7" (3.562 x 2.625)  
Double glazed window to front, radiator, fitted carpet, light

**BEDROOM TWO** 11'8" x 11'0" (3.551 x 3.349)  
Double glazed window to rear, radiator, fitted carpet, light

**BATHROOM**  
Suite comprising; bathtub with shower over, low level WC, pedestal hand wash basin, tiled walls, vinyl flooring, extractor fan, lights, fitted shelves

**EXTERIOR** 32'9" (10m)  
Low maintenance rear garden measures approx. 33'

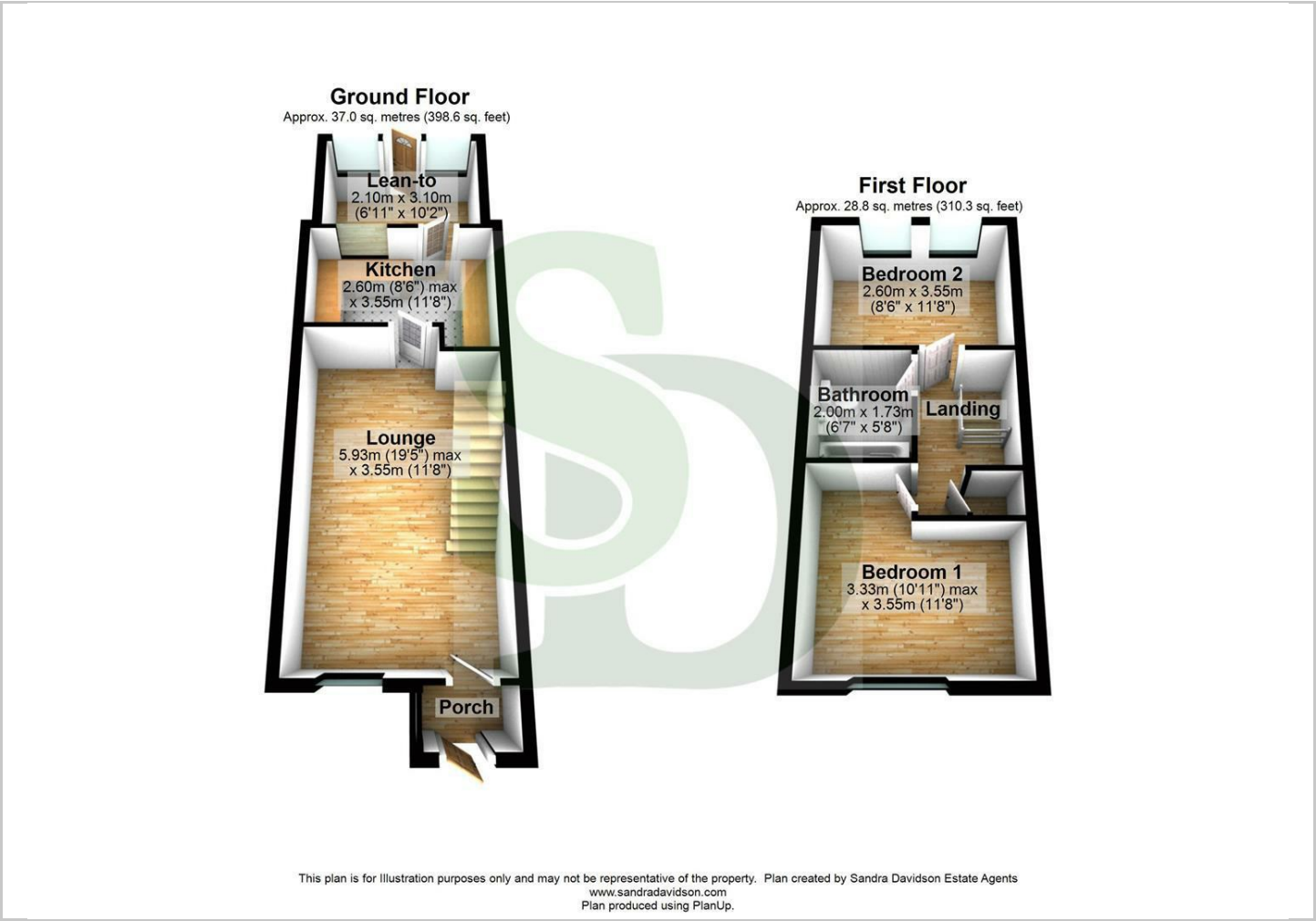








Floor Plans

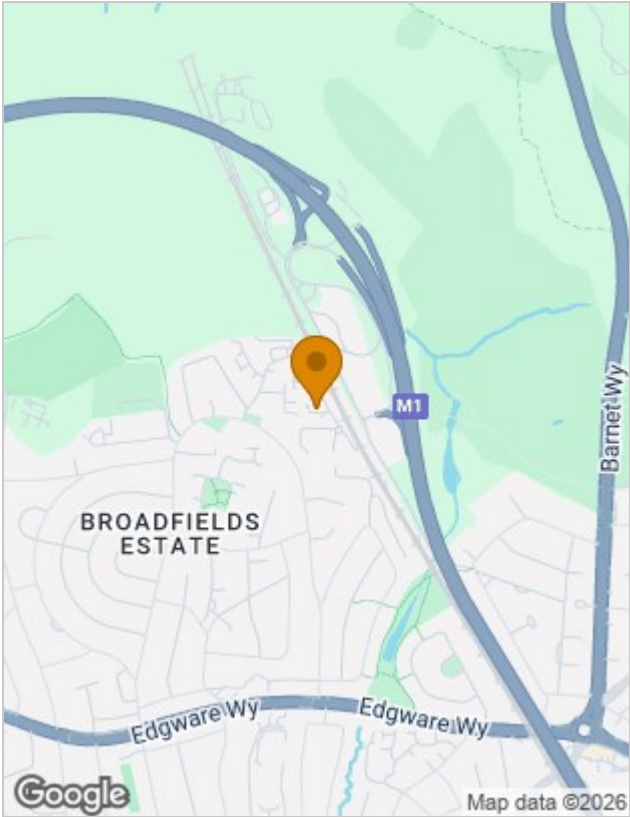


Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

