



**Guide price £560,000**

**TENURE : FREEHOLD**

**Constable Gardens - Edgware - Queensbury - HA8**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 1**

**Chain Free!**

**Needs Modernisation**

**Semi Detached House**

**Located Between Edgware & Queensbury**

**Potential To Extend STTP**

**Walking Distance To Krishna Avanti Primary Schools**

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Sonia Estates are pleased to offer to the market this Three Bedroom Semi Detached House On Constable Gardens, Edgware.

Nestled in the quiet, family-friendly neighbourhood of Constable Gardens, this **three-bedroom semi-detached house** offers a fantastic opportunity to create your ideal home. Ideally located near Queensbury Station, local schools, parks, and amenities, this property combines convenience with potential.

Inside, you'll find a **bright through lounge**, perfect for family living and entertaining. The property features **three well-proportioned bedrooms**, a **family bathroom**, and a **generous rear garden**, ideal for outdoor relaxation or future extensions (STPP).

While the home would benefit from **some modernisation**, it presents an excellent chance for buyers to add their own style and value.

Constable Gardens is ideally positioned for **excellent transport links**, **highly regarded schools (Krishna Avanti Primary School)**, and **local amenities**, making it a great location for families and commuters alike.

Whether you're a first-time buyer, a growing family, or an investor looking for your next project, this is your chance to breathe new life into a home and make it truly your own.

Viewings through Sonia Estates by Appointments Only

Agents Note: Sonia Estates have not tested apparatus; equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor.

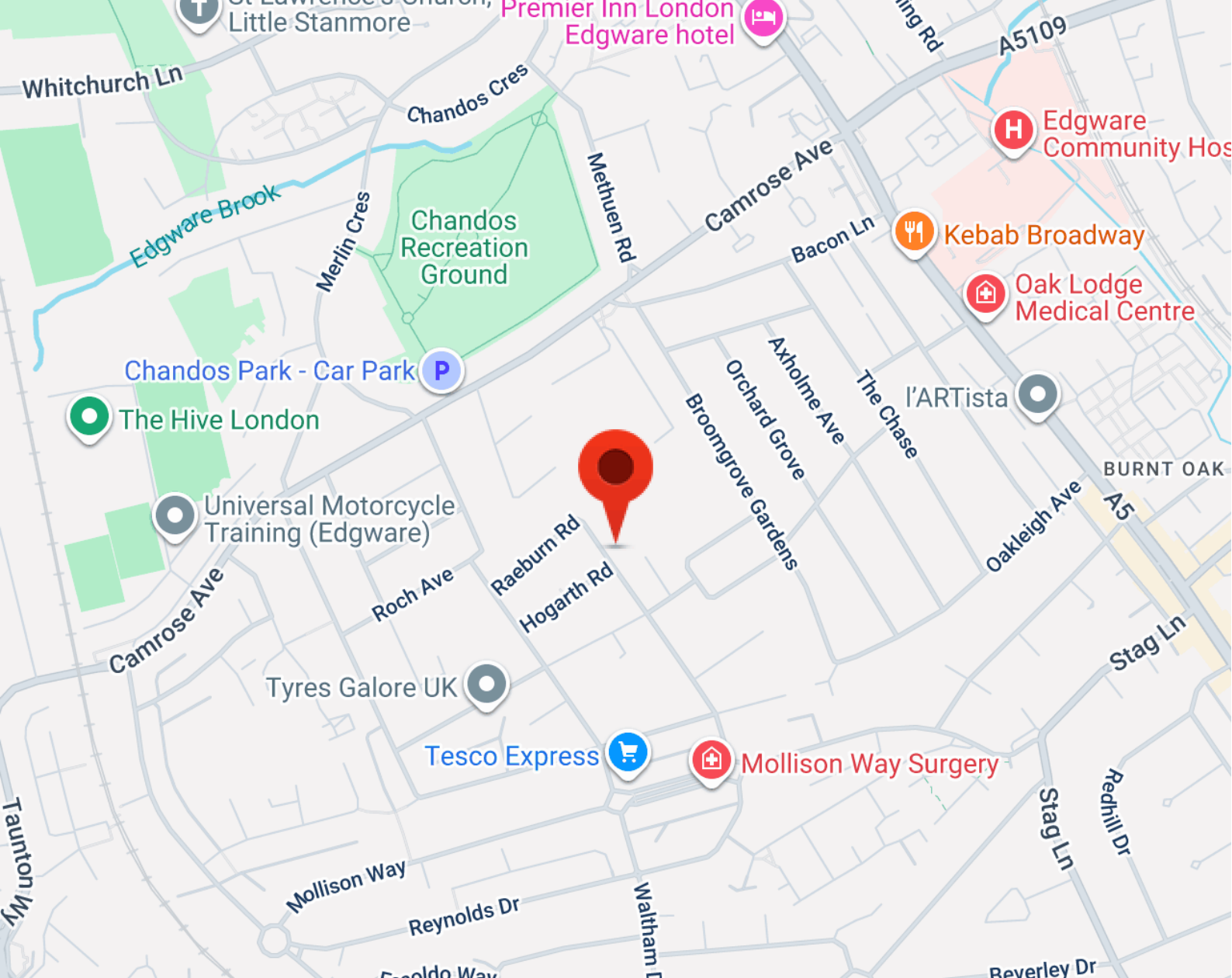
The Property Misdescription Act 1991

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The Data Protection Act 1998

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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		89 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		