



Guide price £560,000
Constable Gardens - Edgware - Queensbury - HA8



 **3**
Bedrooms

 **1**
Bathroom

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020 8909 9977



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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.

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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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Ground Floor

First Floor

Constable Gardens, Edgware, HA8 5RZ
Approximate Internal Area = 841 sq ft / 78.1 sq m
Approximate External Area = 213 sq ft / 19.8 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS Residential) © 2025
For identification only - Not to scale



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

