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



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

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Inside, youll 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 youre 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 verity they are in working order. The buyer is advised to obtain verification from their solicitor.

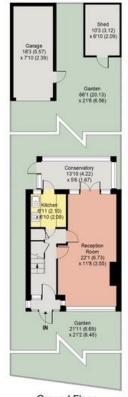
The Property Misdescription Act 1991

Whilst we as estate agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

The Data Protection Act 1998

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First Floor

Ground 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 produce in accordance with RCCS Property Measurement Standards incorporat

International Property Measurement Standards (IPMS2 Residential) 0 2025

For identification only, Not to scale



