



## Merlin Crescent

Edgware

£699,999

A three bedroom, semi-detached house available with a rear extension in a popular location.

On the ground floor the house has a double reception room, with large L-shaped kitchen/family room, entrance porch and guest WC. Upstairs the house has two large double bedrooms with built-in storage, an additional third bedroom, family bathroom with a separate WC.

The house is in an excellent location, backing onto Chandos Recreation Ground, close to Krishna Avanti Primary School and Camrose Primary School as well as within an easy walk of Canons Park Tube Station. Off street parking is available in the front driveway.

Harrow Council Tax Band D.

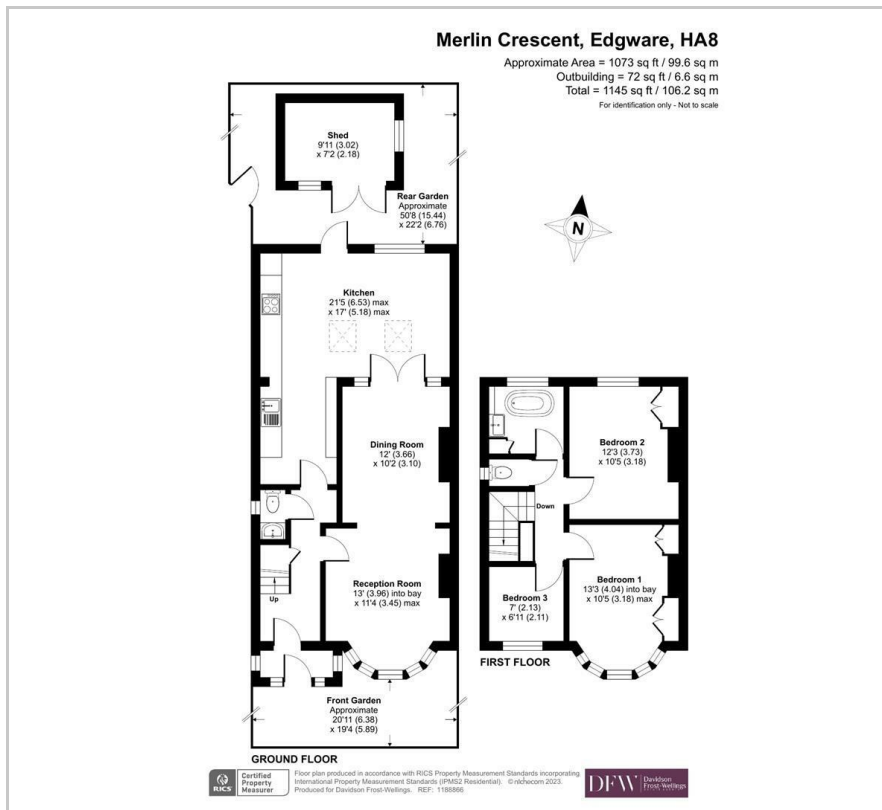
### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

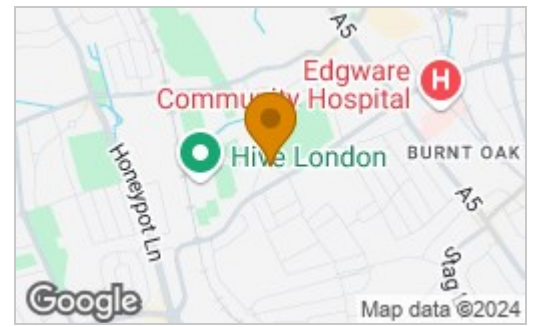
- Three Bedrooms
- Semi Detached
- Excellent Schools Nearby
- Views Over Chandos Rec.
- Large Rear Extension
- Freehold



# Floor Plan

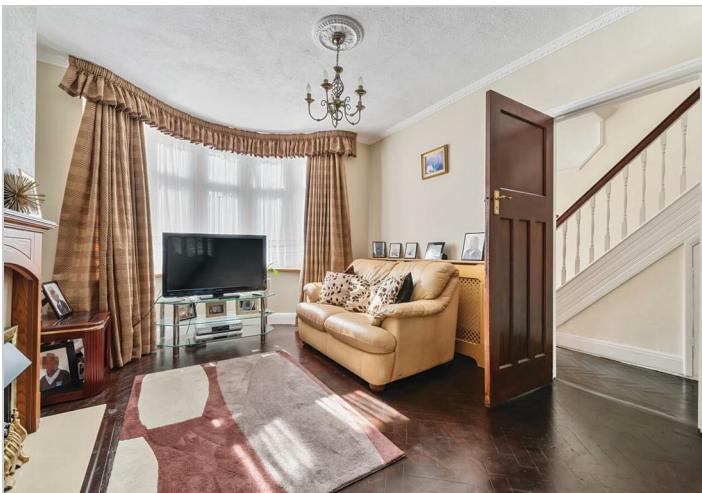


# Area Map



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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