



## HIGHVIEW AVENUE

EDGWARE, HA8 9TX

£1,250,000  
FREEHOLD

Extended and open, this spacious 7-bedroom Detached Heygate home is located on a desirable street in central Edgware, within the Eruv. The property features a grand hallway entrance, multiple reception rooms, generous living spaces, and well-proportioned bedrooms, including a loft extension for extra space. The open layout adds to the property's appeal. Conveniently located near schools and amenities, and offered chain-free. Arrange a viewing today!

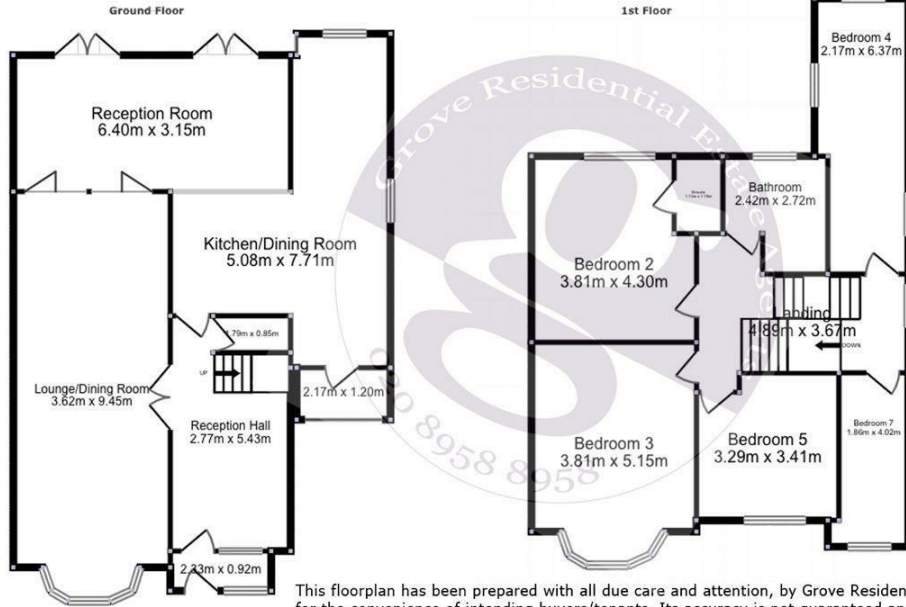


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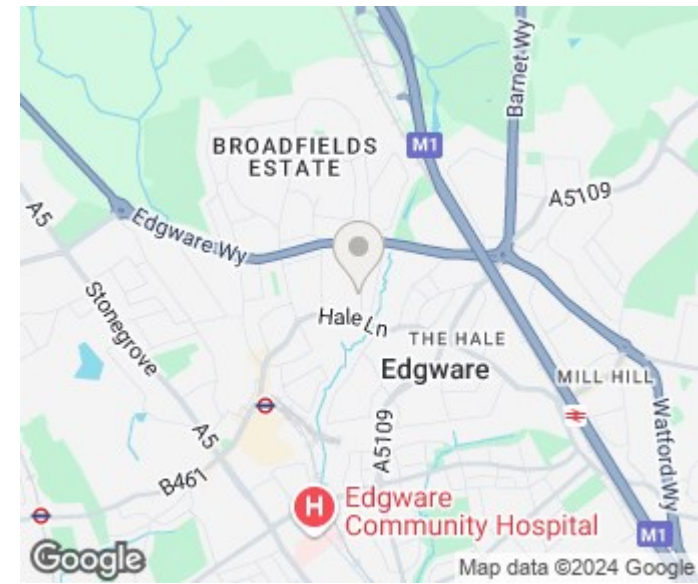
Total Floor Area  
98.52m<sup>2</sup>

Total Floor Area  
84.76m<sup>2</sup>

Total Floor Area  
44.20m<sup>2</sup>



This floorplan has been prepared with all due care and attention, by Grove Residential for the convenience of intending buyers/tenants. Its accuracy is not guaranteed and it does not form any part of a contract. Purchasers/tenants should check by inspection its accuracy prior to signing a contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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