

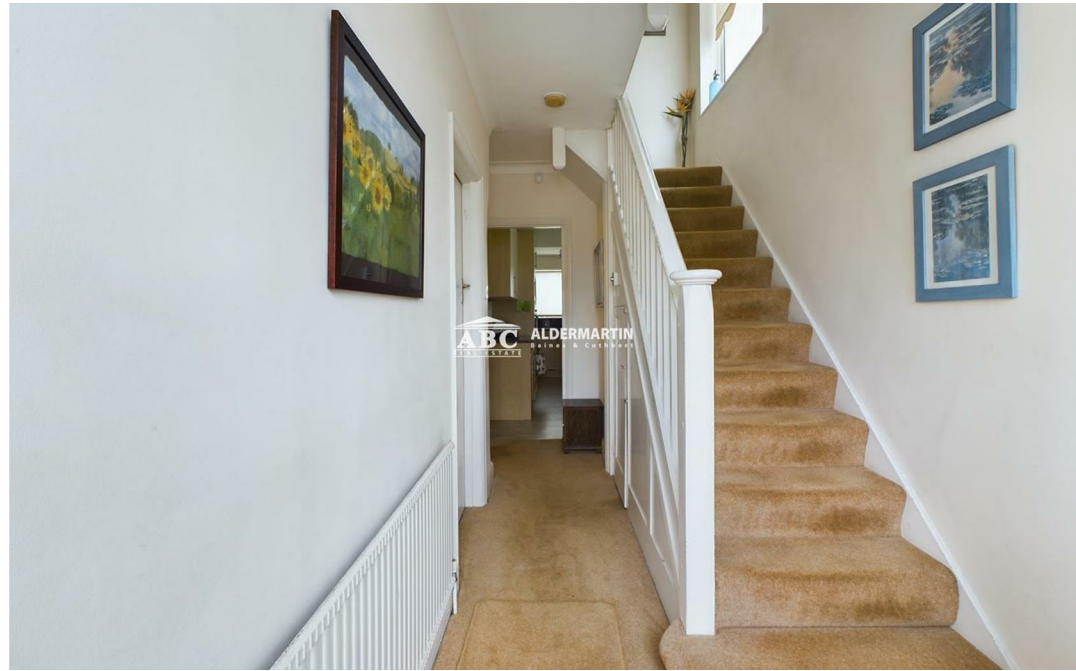


West Way, Edgware HA8 9LD

£625,000
Freehold







- GARAGE AND OFF STREET PARKING
- COUNCIL TAX BAND E
- UPPER CHAIN COMPLETE

- EXTENDED
- SEMI DETACHED
- POTENTIAL TO EXTEND INTO THE LOFT

- GOOD DECORATIVE ORDER
- VERY GOOD VALUE
- EPC BOOKED, RATING TBC.

We are delighted to bring to the market as SOLE AGENTS this very smart and extended three bedroom semi-detached family home.

It is situated close to both Edgware and Mill Hill Broadway, and there is a walk-way just around the corner which is a great short-cut leading to Station Road and very close to the station.

Having already been extended at the rear of the ground floor, the property offers great potential to do as many of the neighbouring house owners have, and add a substantial loft extension, STPP.

With a good sized garden, a garage, and off street parking, this is a very keenly priced property, and we would recommend viewing as soon as possible.

It is also worth noting that the the sellers have secured their onward move, so their upper chain is complete.

Floor 0 Building 1

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Approximate total area⁸
1040.98 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

England & Wales

EU Directive 2002/91/EC

ABC Hendon Sales
020 8203 4567

