

Farm Road Edgware, HA8



- Four Bedrooms
- Air Conditioning
- Outbuilding With Power
- Two Reception Rooms
- Master Bedroom with En suite Bathroom
- Approved Planning To Extend

A beautifully presented four-bedroom family home arranged over three floors, which offers generous living space throughout.

The ground floor features a large, modern eat-in kitchen and dining area, a separate reception room, and a convenient guest WC. On the first floor, you'll find three well-proportioned bedrooms and a family bathroom. The top floor is dedicated to the spacious master suite, complete with an en-suite bathroom and an additional room ideal for use as a home office or extra storage.

The well maintained rear garden, features an outbuilding equipped with power—ideal for use as a home office or storage.

Located within walking distance of Edgware Station, shopping facilities, schools, and places of worship.

Early viewings are highly recommended through the vendor's sole agent, Dani Denby.

£775,000



Farm Road Edware, HA8 9LT
 Total Gross Internal Area
 House = 1313 sq ft / 122 sq metres
 Outbuilding = 118 sq ft / 11 sq metres
 Total = 1431 sq ft / 133 sq metres
 (Excluding Eaves Storage)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

DD
 DANI DENBY

Energy Efficiency Rating		
	Current	Potential
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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	