



Connells

Aldridge Avenue  
Edgware





## Property Description

Connells are delighted to present this beautifully presented three-bedroom semi detached family home, ideally located on the sought-after cul-de-sac of Aldridge Avenue in Edgware. This spacious and well-maintained property offers a perfect blend of comfort and practicality, making it an ideal choice for families. Situated in a popular residential area close to Edgware town centre, Aldridge Avenue is moments from the shops and amenities of Glengall Parade, close to places of worship and situated close to major road networks (M1, A41 and M25) and with excellent access to public transport.

The ground floor features a modern fitted kitchen opening onto a large dining room, a separate lounge overlooking to rear garden and downstairs cloakroom. Upstairs, the property boasts two bedrooms, with a third bedroom currently used as a dressing room, and a modern shower room. Externally, there is a patio garden that is fully paved, ideal for outdoor entertaining and dining. The property further benefits from a outbuilding incorporating a home office and a utility room.

In front of the property there is a private driveway providing parking for two cars.

A viewing comes highly recommended, please contact Connells today.

## Ground Floor

### Entrance Porch

Door to front aspect.

### Entrance Hall

Door to front aspect, radiator and storage cupboard.

### Cloakroom

Water closet, vanity unit, heated towel rail, and partially tiled.

### Kitchen

Window to rear aspect, wall and base units, work surfaces, boiler house, one and a half bowl sink with drainer, plumbing for washing machine/fryer, and dishwasher. Space for fridge/freezer, gas hob, electric oven, and cooker-hood.

### Lounge

Window to rear aspect, door to garden, television point and radiator.

### Dining Room

Window to front aspect.

## First Floor

### Landing

Loft access.

## Bedroom 1

Window to front aspect, built in wardrobes and radiator.

## Bedroom 2

Window to front aspect and radiator.

## Bathroom

Window to rear aspect, partially tiled, water closet, vanity unit, shower cubicle and radiator.

## Outside

### Front

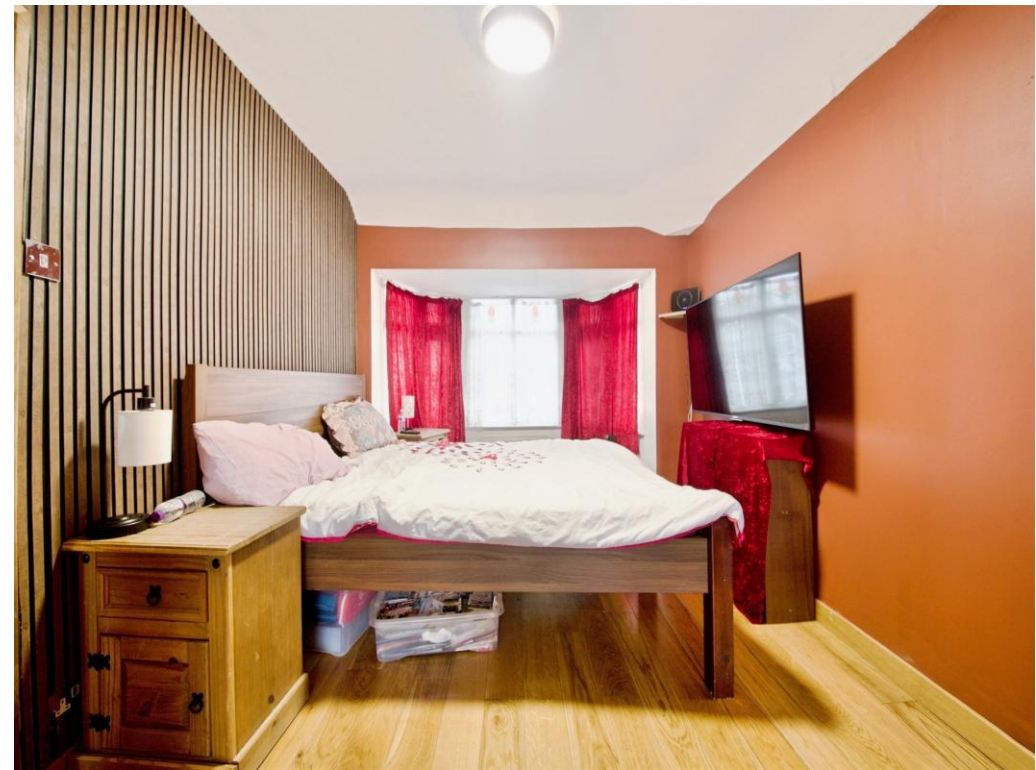
Newly laid driveway for several vehicles.

### Outside

Approximately 55 rear foot garden, with patio, laid to lawn and side access.

## Outbuilding

Office and utility, with shower room and cloak.

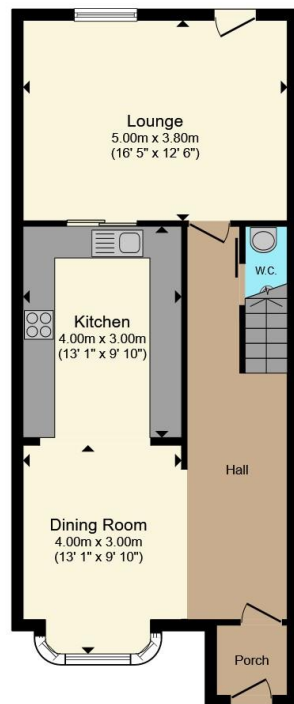




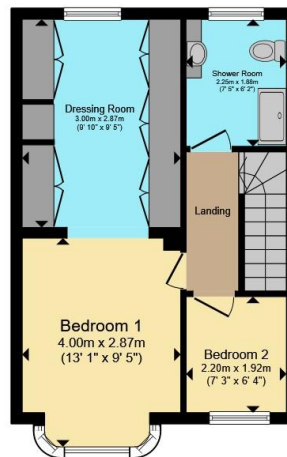




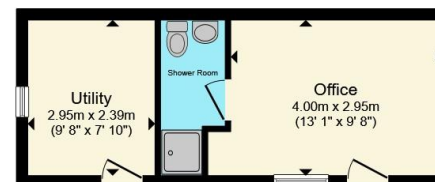




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 121.5 m<sup>2</sup> (1,308 sq.ft.) approx

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**Connells**

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86 High Street  
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EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

**view this property online** [connells.co.uk/Property/BUS308341](http://connells.co.uk/Property/BUS308341)



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