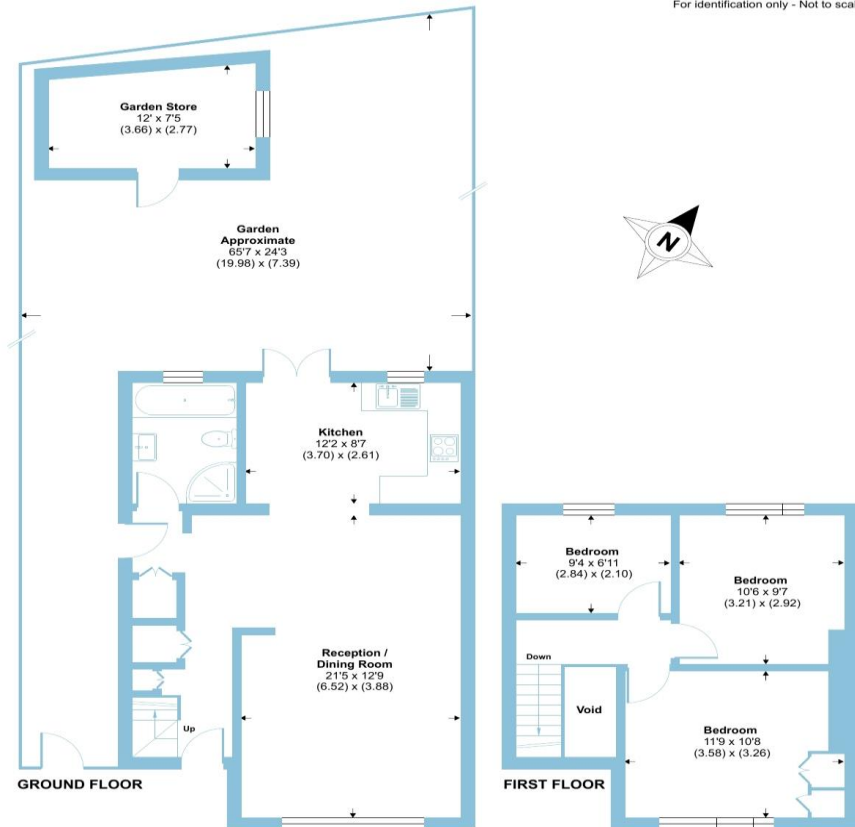




Bransgrove Road, EDGWARE HA8 6HZ

Bransgrove Road, Edgware, HA8

Approximate Area = 939 sq ft / 87.2 sq m (excludes void)
Garage = 82 sq ft / 7.6 sq m
Total = 1021 sq ft / 94.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2025. Produced for Barnard Marcus. REF: 1289693

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welcome to Bransgrove Road, EDGWARE

- Three Bedroom Semi-Detached Home
- Cul-de-sac location
- 0.3 miles to Canons Park Tube Station
- 0.1 miles to Ofsted Outstanding Woodlands Primary School
- Well-Presented Family Home

Tenure: Freehold

EPC Rating: D

Council Tax Band: C

£650,000



Located on a quiet cul-de-sac in the heart of Edgware you will find this well-presented three-bedroom semi-detached family house. The residence has been cared for over the years by the current owners and offers bright and spacious accommodation throughout. This residence offers a welcoming entrance hall which leads onto a good-sized through lounge diner with access to a modern kitchen breakfast area and ground floor bathroom. To the first floor you will find three good-sized bedrooms. Externally this property benefits from a beautifully-tended rear garden with an useful external garden work/storage room whilst to the front there is off street parking. Canons Park Tube Station is located 0.3 miles and the ever popular (Ofsted Outstanding) Woodlands Primary School just 0.1 miles away making this an ideal family home.

view this property online barnardmarcus.co.uk/Property/WTS107411



Property Ref:

WTS107411 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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