



PETERMANS
LOCAL PROPERTY EXPERTS



**Meadfield, Edgware,
HA8**

**Offers in Excess Of
£550,000
Freehold**

- Three Bedroom, Semi-Detached Family Home
- Dining Room
- Extended Lounge
- Breakfast Area
- Large Kitchen
- Ground Floor Shower Room
- Family Bathroom
- Approx. 50Ft Garden With Side Access
- Off Street Parking For Two Cars

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NORTH LONDON
HOSPICE



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Situated on the ever popular, Broadfields Estate, we are pleased to offer this 3 bedroom, extended semi-detached home, on a wide plot. The property is situated, close to local shops, parks, schools, Places of Worship and within the Eruv.

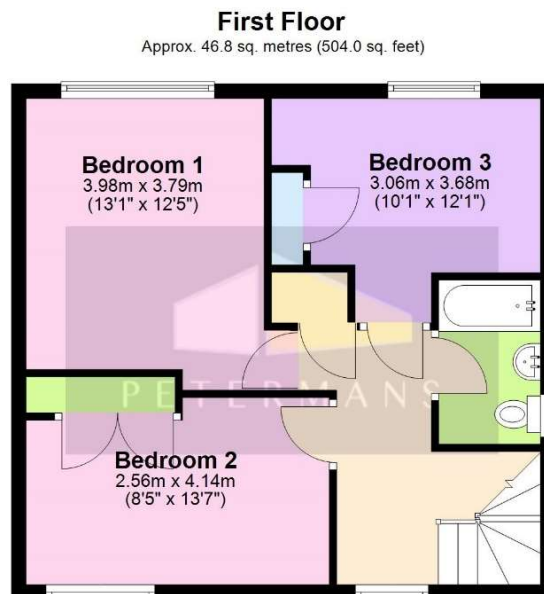
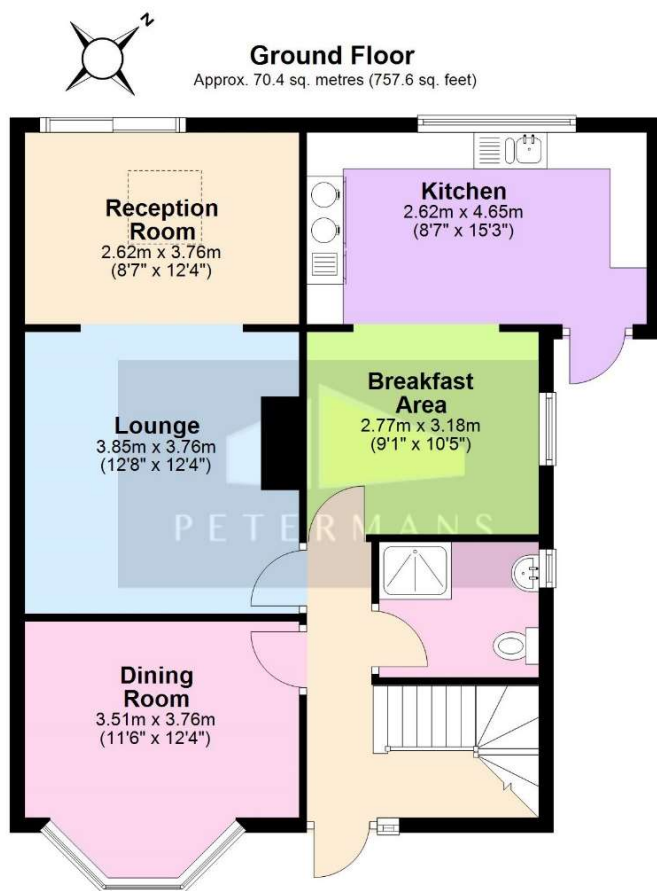


The property comprises an entrance hallway, dining room, extended lounge, breakfast room, large kitchen and downstairs shower room. On the 1st floor there are three bedrooms and the family bathroom. The garden widens and measures approx. 50ft with side access. To the front there is off-street parking for two cars.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 117.2 sq. metres (1261.6 sq. feet)

VIEWING STRICTLY BY APPOINTMENT ONLY.

PETERMANS TEL: 020 8958 5040 Please Note That The Gas And Electric Appliances Have Not Been Tested To Ensure That They Are In Working Order. All Measurements Are Taken With A Laser Tape Measure And Therefore Subject To Some Variation. We Recommend Any Potential Purchaser Checks These For Themselves To Confirm Their Accuracy

Price: Offers in Excess of £550,000

Tenure: Freehold

Beds: 3

Baths: 2

Reception Rooms: 2

Total Sq Ft: 1,261

Council Tax Band: Band D in Barnet

EPC Rating: Band C

Distance to;

Edgware Station: 1.4 Miles

Mill Hill Station: 1.9 Miles

Stanmore Station: 2 Miles

