

PETERMANS
LOCAL PROPERTY EXPERTS



Brook Avenue, Edgware £650,000 Freehold

- 3 Bedroom Semi Detached Family Home
- Through Lounge & Dining Room
- Fitted Kitchen
- D/S WC
- Family Bathroom
Potential To Extend STPP
- 1,016 Sq Ft

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Located on a well-connected and desirable road, this three-bedroom semi-detached home is just a short walk from Edgware Station (Northern Line) and a wide selection of local amenities, ideal for effortless commuting and day-to-day convenience

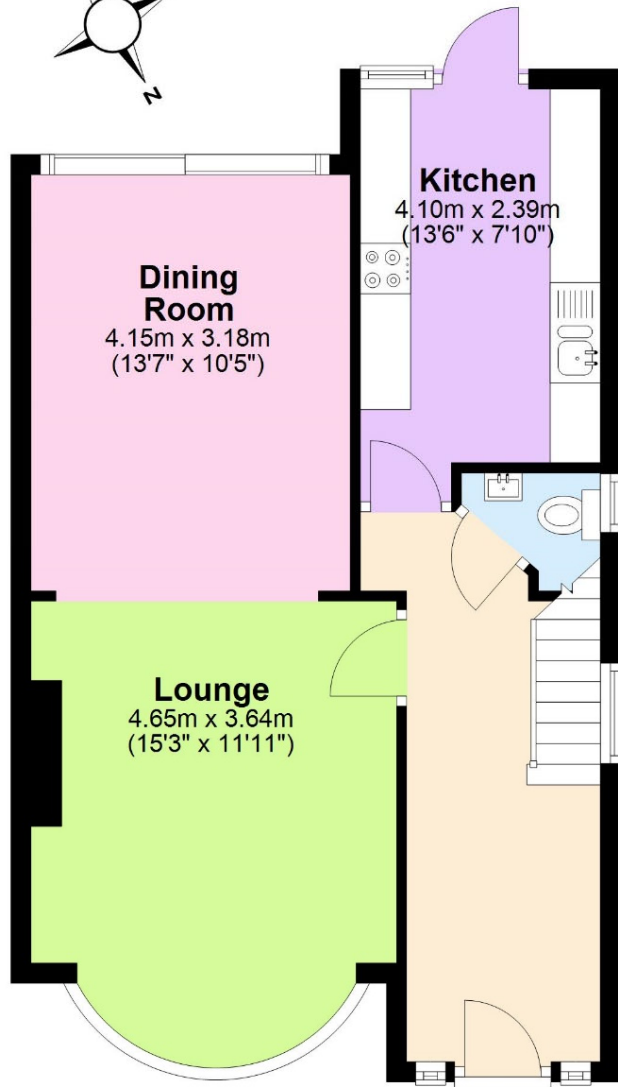


The accommodation includes a light-filled entrance hall, a through lounge/diner, a fitted kitchen, and a ground floor WC. The first floor consists of two double bedrooms, one single bedroom, and a family bathroom. There is scope to extend both to the rear and into the loft space, subject to planning permission.



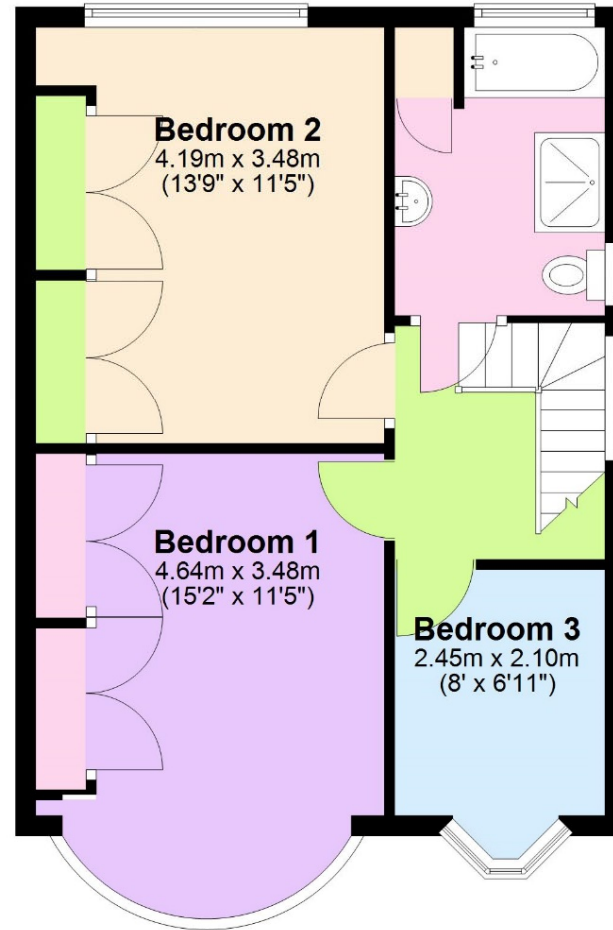
Ground Floor

Approx. 49.1 sq. metres (528.9 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.8 sq. feet)



Total area: approx. 94.5 sq. metres (1016.7 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:	£650,000
Tenure:	Freehold
Beds:	3
Baths:	1
Reception Rooms:	2
Total Sq Ft:	1,016
Council Tax Band:	Band E in Barnet
EPC Rating:	D

Distance to:	
Edgware Station	0.2 Miles
Mill Hill Station	1.3 Miles

