

PETERMANS
LOCAL PROPERTY EXPERTS



Hillersdon Avenue,
Edgware,
Offers In Excess Of
£800,000
Freehold

- 3 Bedroom, 2 Bathroom, Semi-Detached, Home
- Through Lounge/Dining Room
- L Shaped Kitchen Breakfast Room
- Family Room (Could be used as 4th Bedroom)
- D/S Cloakroom
- Two Double Bedrooms
- Single Bedroom
- Family Bathroom
- Shower Room
- Approx. 50Ft Rear Garden
- Off Street Parking For 3 Cars
- 1,480 Sq Ft

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We are delighted to offer this very well presented, 3 bedroom, 2 bathroom, semi-detached family home. The property is situated on this sought after quiet road, close to central Edgware, Stonegrove Park, places of worship. It is also within easy access to Stanmore and is within the Eruv.



The property comprises a entrance porch, through lounge/dining room, L shaped kitchen breakfast room, family room (could be used as a fourth bedroom) and a downstairs WC. On the first floor there are two double bedrooms, single bedroom, family bathroom and shower room. The garden measures approx. 50ft. To the front there is off street parking for several cars.

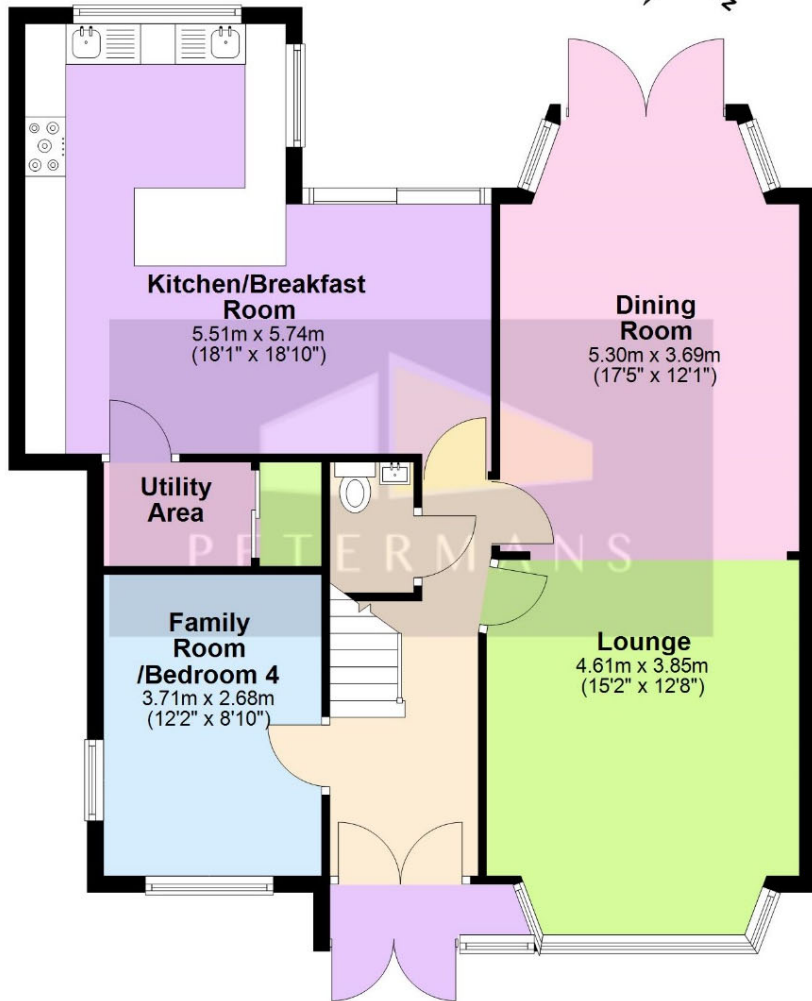




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

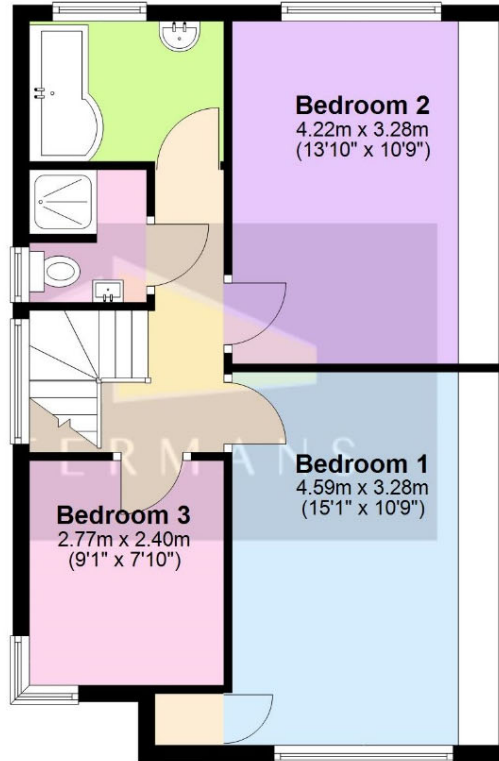
Ground Floor

Approx. 87.2 sq. metres (939.0 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.7 sq. feet)



Total area: approx. 137.6 sq. metres (1480.7 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:	OIEO £800,000
Tenure:	Freehold
Beds:	3
Baths:	2
Reception Rooms:	3
Total Sq Ft:	1,480
Council Tax Band:	Band F in Barnet
EPC Rating:	D

Distance to:
Edgware Station 0.8 Miles
Stanmore Station 1 Mile

