

# Bullescroft Road

Edgware, HA8 8RN



BRITISH  
PROPERTY  
AWARDS  
2022

GOLD WINNER

ESTATE AGENT  
IN BUSHEY

jw  
&Co.

Incorporating LANGLEYS



# Bullescroft Road

Edgware, HA8 8RN

£685,000

- Off Street Parking
- Four Bedrooms
  - Rear Garden
    - Lounge
    - Dining Room
- Bedroom Four En-Suite
  - Close To Shops
  - Gas Central Heating







# Bullescroft Road

Edgware, HA8 8RN

JW&Co are delighted to bring to market this **FOUR BEDROOM SEMI DETACHED HOUSE** on Bullescroft Road in the Broadfields estate, Edgware. The property offers a convenient location near schools, shops, places of worship, and excellent transport links, making it an ideal family home.

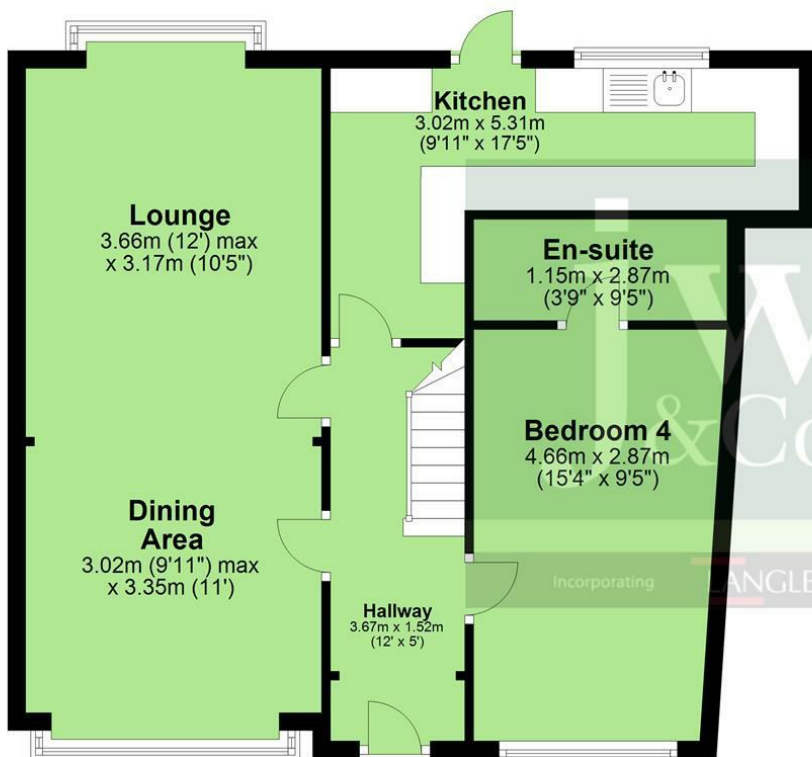
The property features spacious interiors with a through lounge, providing both comfort and style. With a private garden, it is perfectly situated for those seeking a vibrant community and easy access to amenities in Edgware.





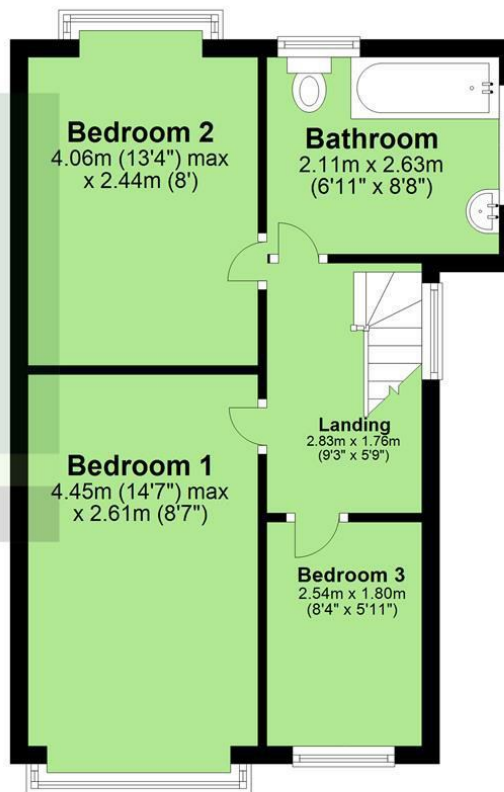
### Ground Floor

Approx. 58.6 sq. metres (631.1 sq. feet)



### First Floor

Approx. 42.1 sq. metres (453.3 sq. feet)



JW&Co Bushey Heath  
53 High Road, Bushey Heath, Herts, WD23 1EE  
0208 950 3434  
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**Lounge**  
12'00x10'52 (3.66mx3.05m)

**Dining Room**  
9'87x11'00 (2.74mx3.35m)

**Kitchen**  
17'5x9'56 (5.31mx2.74m)

**Bedroom Four**  
14'87x9'05 (4.27mx2.87m)

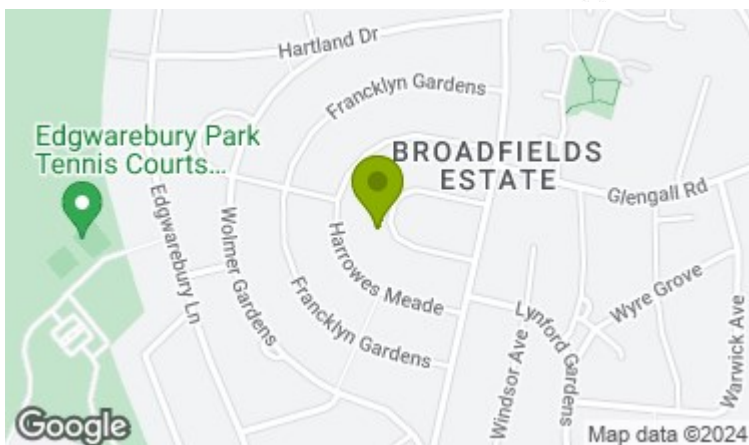
**Bedroom Three**  
5'90x8'65 (1.52mx2.44m)

**Bedroom Two**  
13'04x8 (4.06mx2.44m)

**Bedroom One**  
14'7x8'78 (4.45mx2.44m)

**Bathroom**  
8'81x6'16 (2.44mx1.83m)

Total area: approx. 100.7 sq. metres (1084.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>61</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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