



House - Semi-Detached (EPC Rating: D)

# BROADFIELDS AVENUE, EDGWARE, HA8 8TF

Offers Over

## £700,000



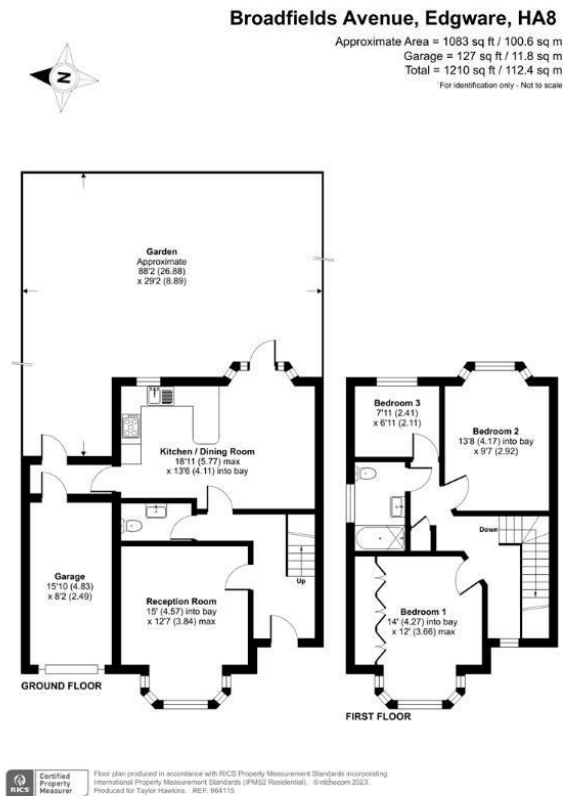
# 3 Bedroom House - Semi-Detached located in Edgware

Charming Three-Bedroom Home with Approved Extension Plans – Prime Edgware Location

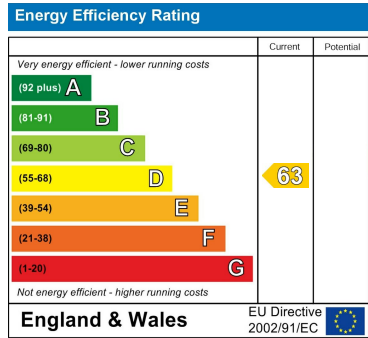
Located on a desirable residential road within the popular Broadfields Estate, this three-bedroom family home offers an excellent opportunity for buyers seeking a property to modernise and make their own. With a spacious internal layout and approved planning permission for extension, the home combines immediate comfort with exciting potential for future development.

The property features a bright and airy reception room, a generously sized kitchen and dining area, one family bathroom, a separate WC, two double bedrooms, and one single bedroom. To the rear, a large garden provides a blank canvas for landscaping or further extension, subject to the approved plans. The front of the property benefits from off-street parking with space for two vehicles.

Perfectly positioned for families, the home is within close proximity to several well-regarded primary and secondary schools. Edgware Underground Station (Northern Line) is nearby, offering quick and convenient access into Central London. The M1 and A41 are also easily accessible, along with a variety of local bus routes serving the surrounding areas.



Council Tax Band  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

