



## 39 Gibbs Green, Edgware, HA8 9RR

### **Offers In Excess Of £900,000**

A property located in the sought-after area of Gibbs Green, Edgware. This house boasts five bedrooms, with three bathrooms perfect for a growing family or those in need of extra space.

Situated in a prime location, this five-bedroom semi-detached property is in good condition, ready for you to move in and make it your own.

One of the standout features of this property is its proximity to schools and transport links, garage and a large driveway providing ample space for multiple cars.

Call today to book a viewing and envision the endless possibilities this house has to offer.

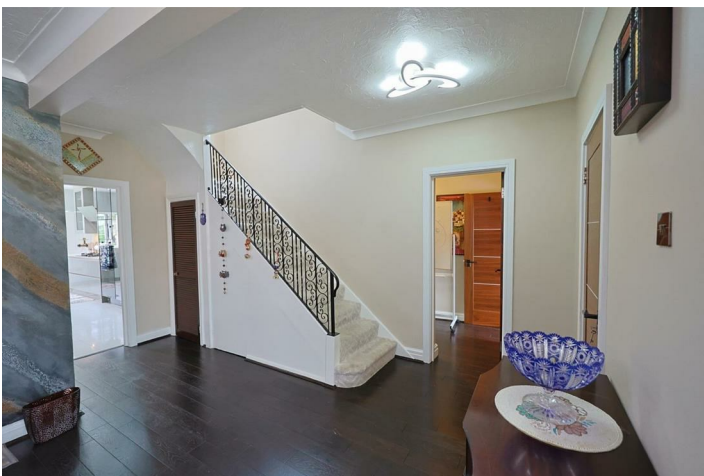
**Front**



**Reception 24'5" x 11'8" (7.46 x 3.56)**



**Hallway**



**Bedroom One 15'7" x 9'5" (4.77 x 2.88)**



**Kitchen 20'1" x 7'6" (6.14 x 2.31)**



**Bedroom Two 15'1" x 8'7" (4.62 x 2.64)**



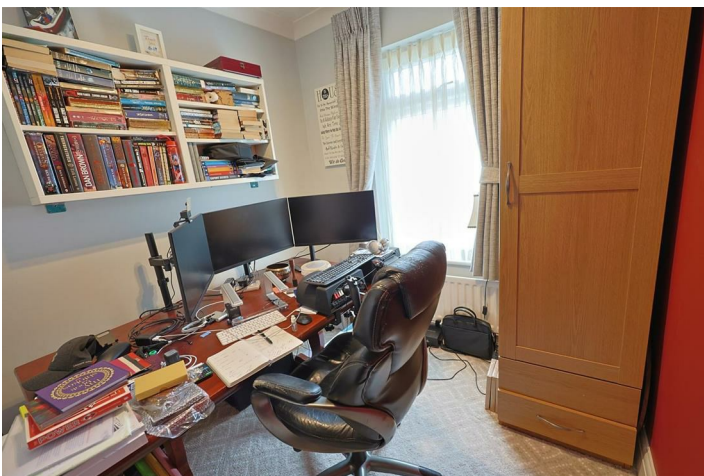
**Bedroom Three 10'1" x 8'0" (3.09 x 2.44)**



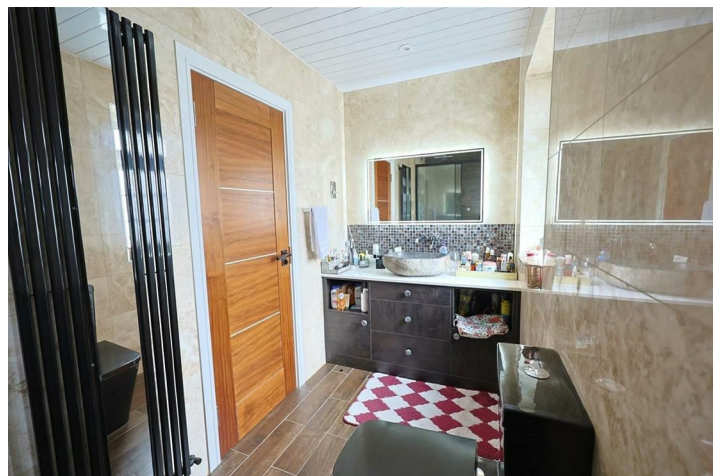
**Dining Area 15'8" x 11'0" (4.78 x 3.36)**



**Bedroom Four 7'10" x 7'4" (2.39 x 2.26)**



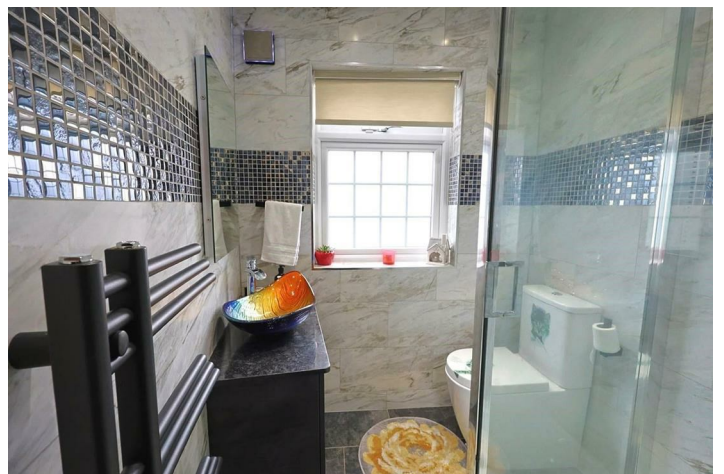
**Family Bathroom**



**Bedroom Five 20'3" x 10'6" (6.19 x 3.22)**



**Downstairs WC**



## Garden



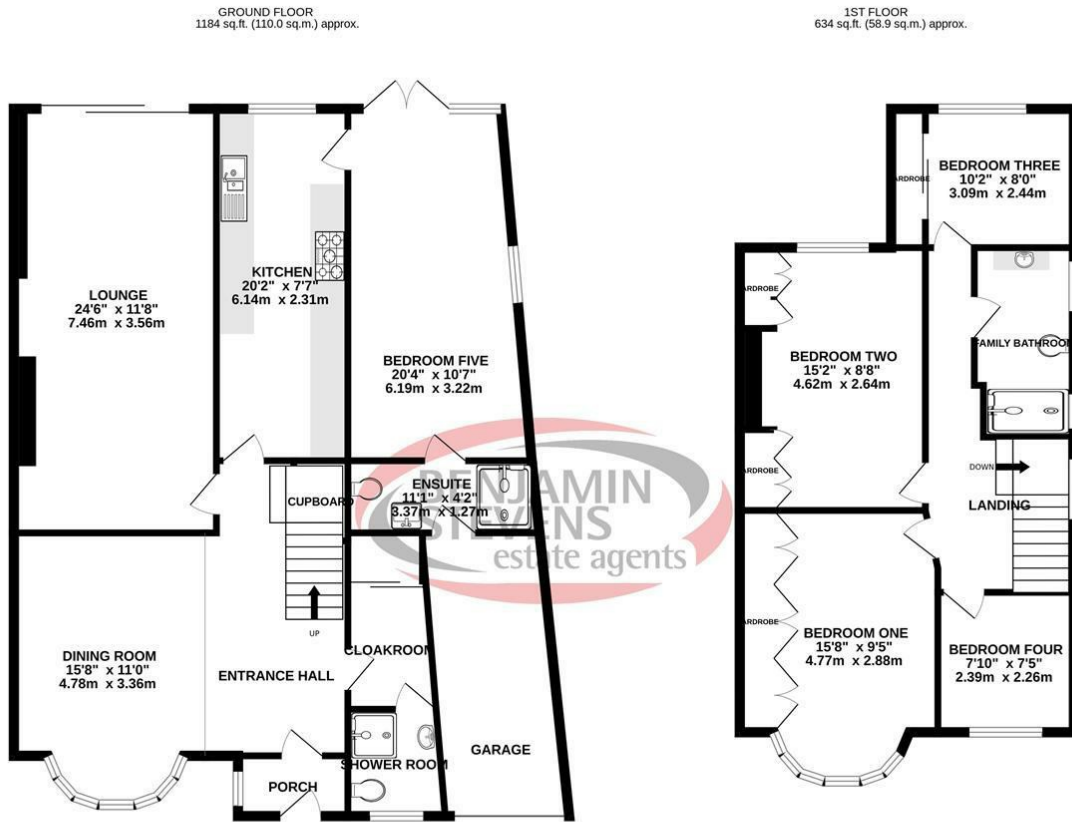
## Back of House



## En-suite shower room 11'0" x 4'1" (3.37 x 1.27)



# Floor Plan



GIBBS GREEN, EDWARE

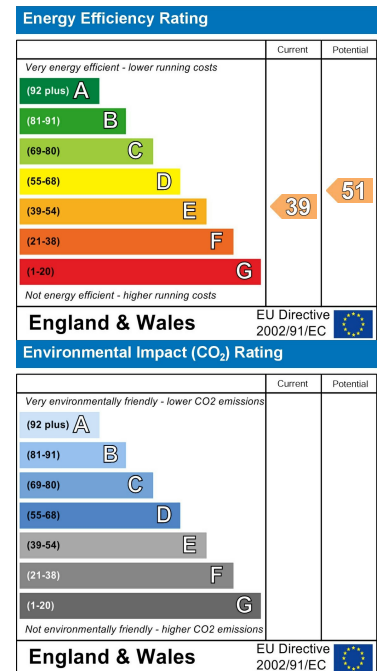
TOTAL FLOOR AREA: 1818 sq.ft. (168.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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