

PETERMANS
LOCAL PROPERTY EXPERTS



Hillersdon Avenue, Edgware, £1,049,999 Freehold

- 4/5 Bedroom, Two Bathroom, Detached, Family Home
- Open Plan Dining Room & Hallway
- Extended Lounge
- Fitted Kitchen/Breakfast Room
- Utility Room
- Bedroom 5/Office On Ground Floor
- En-Suite Shower Room To Bathroom
- Family Bathroom
- Large Garage
- Approx. 80Ft Rear Garden
- 2,156 Sq Ft

8 THE PROMENADE, EDGWAREBURY LANE, EDGWARE, MIDDLESEX HA8 7JZ
t: 020 8958 5040 e: edgware@petermans.co.uk w: www.petermans.co.uk



NORTH LONDON
HOSPICE



Petermans for themselves and for the vendors or lessors of this property for whom they act, give notice that i) these particulars are a general outline only, for the guidance or prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Petermans cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation; and other details contained herein, and prospective purchasers or tenants must not rely on them as statements of fact, and must satisfy themselves as to their accuracy, iii) no employee of Petermans has any authority to make or give any or representation or warranty or enter into any contract whatever in relation to the property, iv) rents, prices, premiums and service charge quoted in these particulars may be subject to VAT in addition, and v) Petermans will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



We are delighted to offer this very well presented, 4/5 bedroom, 2 bathroom, 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, open plan hallway and dining room with double doors leading to extended lounge. Spacious kitchen breakfast room with door leading to utility room, bedroom 5/office and a downstairs WC. On the first floor there are three double bedrooms, single bedroom, with master bedroom benefitting from an en-suite shower room and a large family bathroom. The garden measures approx. 80ft with patio area and steps down to lawn. To the front there is off street parking for several cars and access to the double garage.

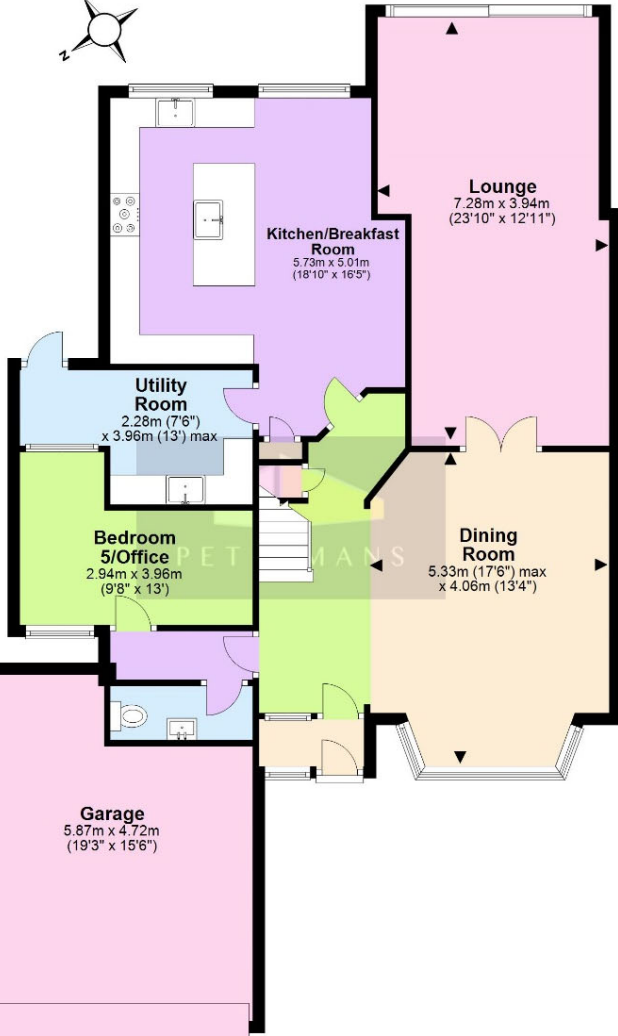






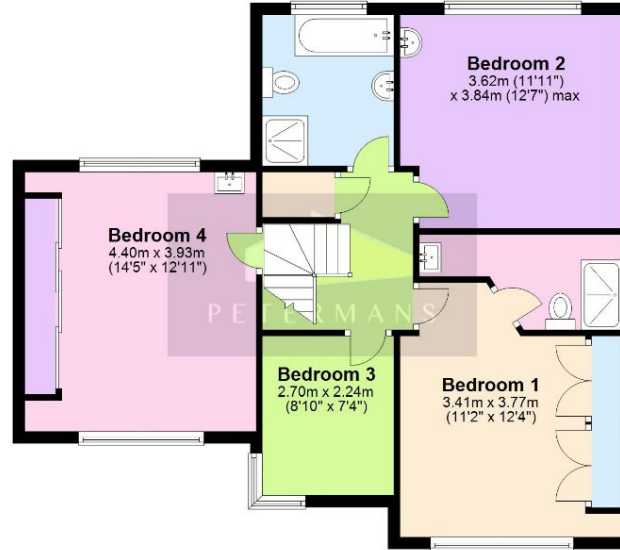
Ground Floor

Approx. 130.1 sq. metres (1400.1 sq. feet)



First Floor

Approx. 70.2 sq. metres (755.9 sq. feet)



Total area: approx. 200.3 sq. metres (2156.1 sq. feet)

Price: £1,049,999

Tenure: Freehold

Beds: 4/5

Baths: 2

Reception Rooms: 3

Total Sq Ft: 2,156

Council Tax Band: Band G in Barnet

EPC Rating: D

Distance to:

Edgware Station 0.8 Miles

Stanmore Station 1 Mile

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

