

PETERMANS
LOCAL PROPERTY EXPERTS

**Mowbray Road,
Edgware
Offers In Excess Of
£800,000
Freehold**

- 3 Bedroom, Heygate Style, Detached Family Home
- Prime location on one of Edgware's most sought-after central roads
- Reception Hallway
- Lounge & Dining Room
- Kitchen/Breakfast Room
- Three Double Bedrooms
- 90Ft Rear Garden
- Garage
- Potential To Extend, Subject To Planning
- Chain Free
- 1,578 Sq Ft

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NORTH LONDON
HOSPICE



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Situated on one of Edgware's most sought-after and centrally located roads, this impressive 3 double bedroom, Heygate style detached family home offers ample potential to extend, subject to planning. The property is within easy reach of central Edgware, local shops, schools, places of worship and Edgware Underground Station (Northern Line). The house is being sold chain free.



The property currently comprises a reception hallway, through lounge/dining room, kitchen breakfast room and guest WC. On the first floor there are 3 double bedrooms, with the second bedroom benefiting from a shower, there is also a family bathroom and separate WC. The rear garden measures 100ft with patio area. There is also access to the boiler cupboard and garage. To the front there is off street parking.

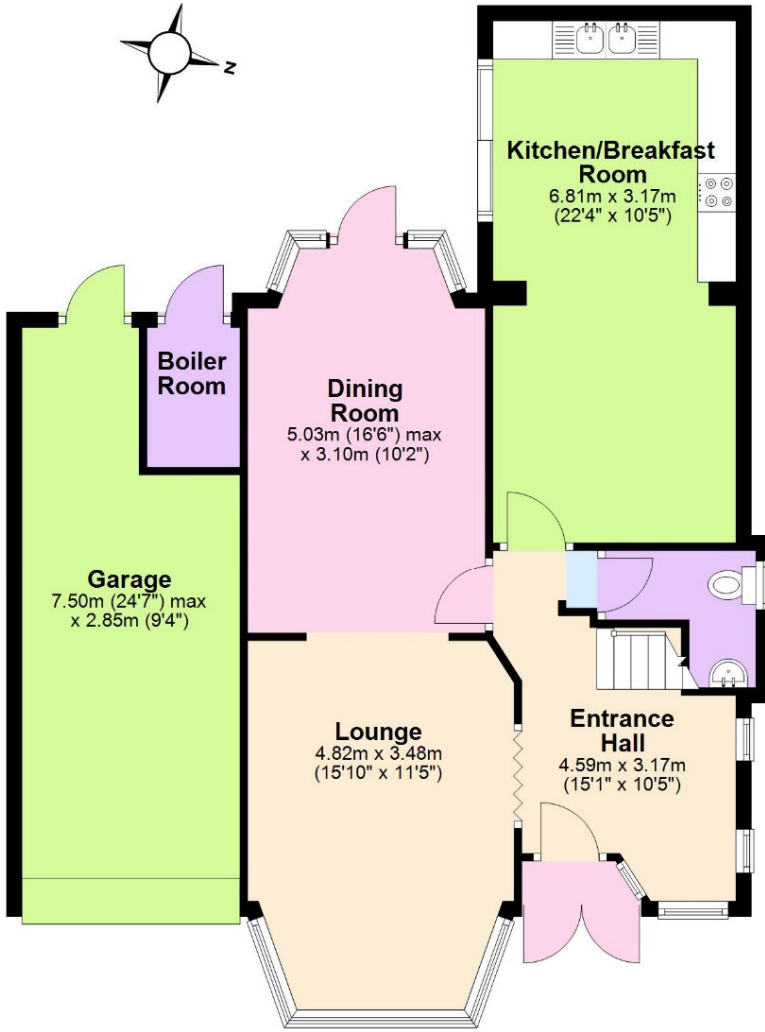




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

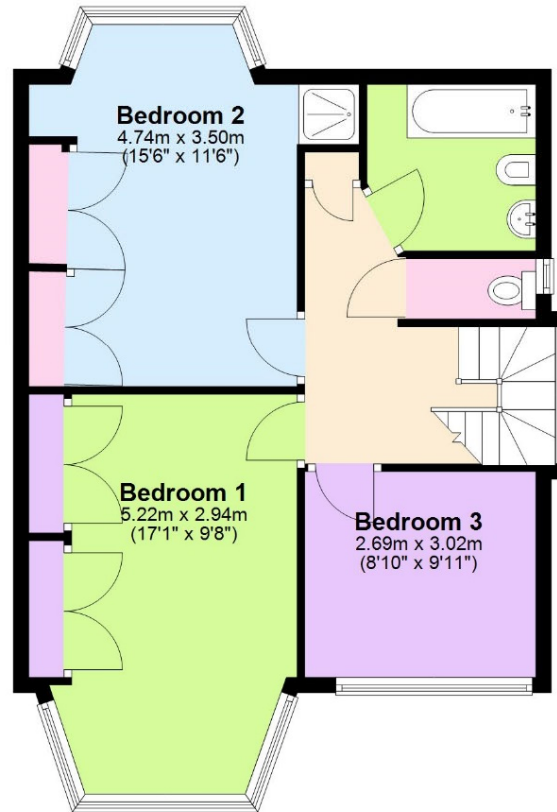
Ground Floor

Approx. 89.2 sq. metres (960.7 sq. feet)



First Floor

Approx. 57.4 sq. metres (617.9 sq. feet)



Total area: approx. 146.6 sq. metres (1578.5 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: 1
Reception Rooms: 3
Total Sq Ft: 1,578
Council Tax Band: Band F in Barnet
EPC Rating: E

Distance to;
Edgware Station: 0.5 Miles
Mill Hill Station: 1.6 Miles

