

PETERMANS
LOCAL PROPERTY EXPERTS



Broadfields Avenue, Edgware £1,100,000 Freehold

- Four Bedroom, Two Bathroom, Heygate Style, Detached Family Home
- Reception Hallway
- Through Lounge/Dining Room
- Family Room & Breakfast Room Leading To Fitted Kitchen
- Utility Room
- Office
- En-Suite Bathroom To Principal Bedroom
- 4th Bedroom With WC On 2nd Floor
- Approx 80Ft Rear Garden
- No Chain
- 2,042 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.



Occupying a prime position on one of Edgware's most desirable roads, we are delighted to present this exceptional four bedroom, two bathroom detached family home. Ideally situated within the Eruv, the property is conveniently located close to several highly regarded schools and just a short stroll from Edgware Town Centre, with its excellent range of shops, cafés, amenities and Northern Line station.



The property comprises a spacious entrance hallway, a through lounge/dining room, and an open-plan family and breakfast room leading through to a fitted kitchen and separate utility room. The ground floor also benefits from a guest WC.

On the first floor, the principal bedroom enjoys the benefit of an en-suite bathroom, complemented by two further bedrooms and a well-appointed family bathroom.

The second floor provides a further double bedroom together with a separate WC.

Externally, the property boasts an attractive rear garden extending to approximately 80ft, while the front offers off-street parking for several vehicles.

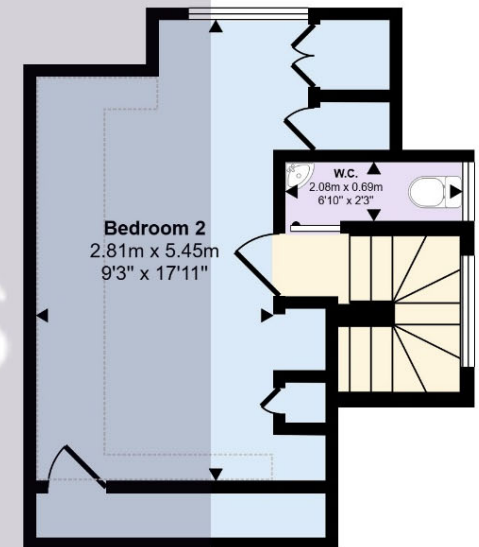
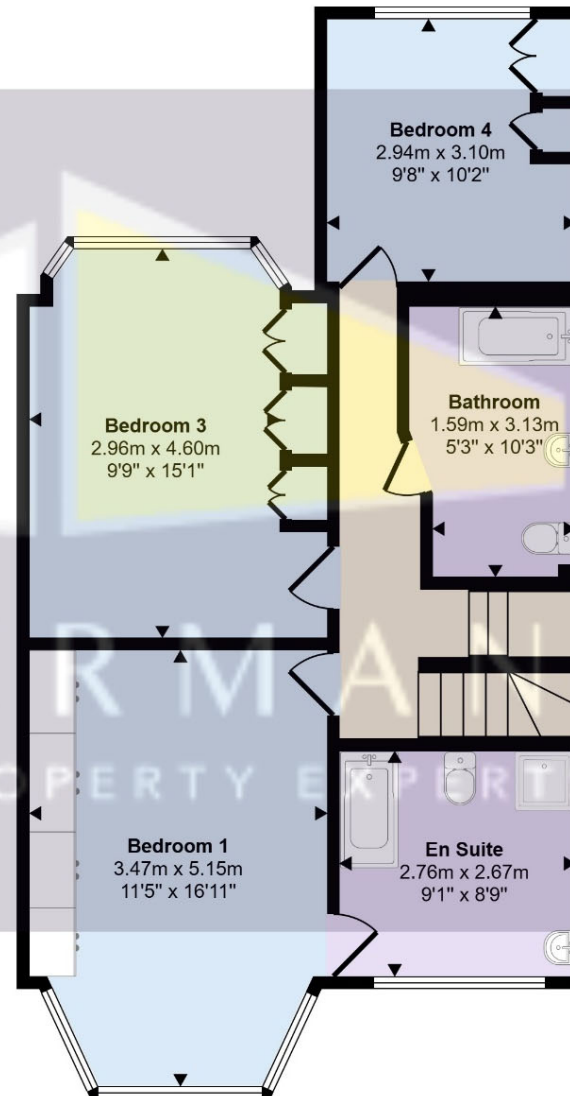
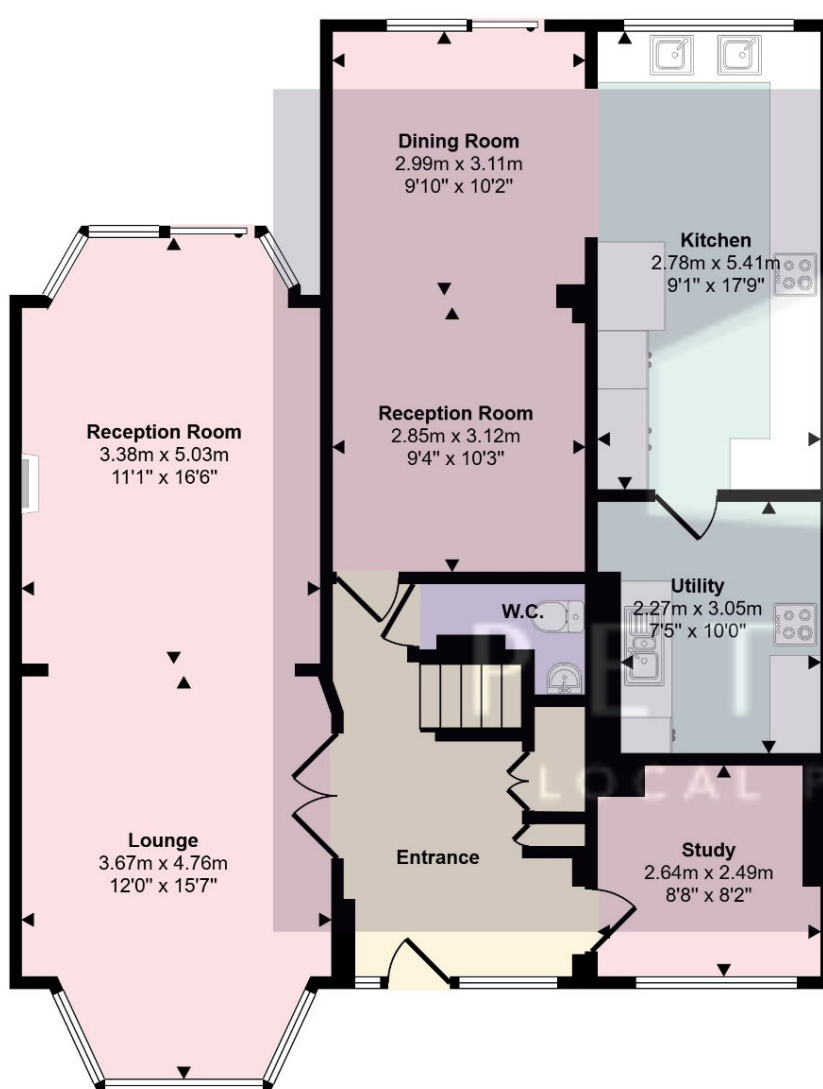








Approx Gross Internal Area
190 sq m / 2042 sq ft



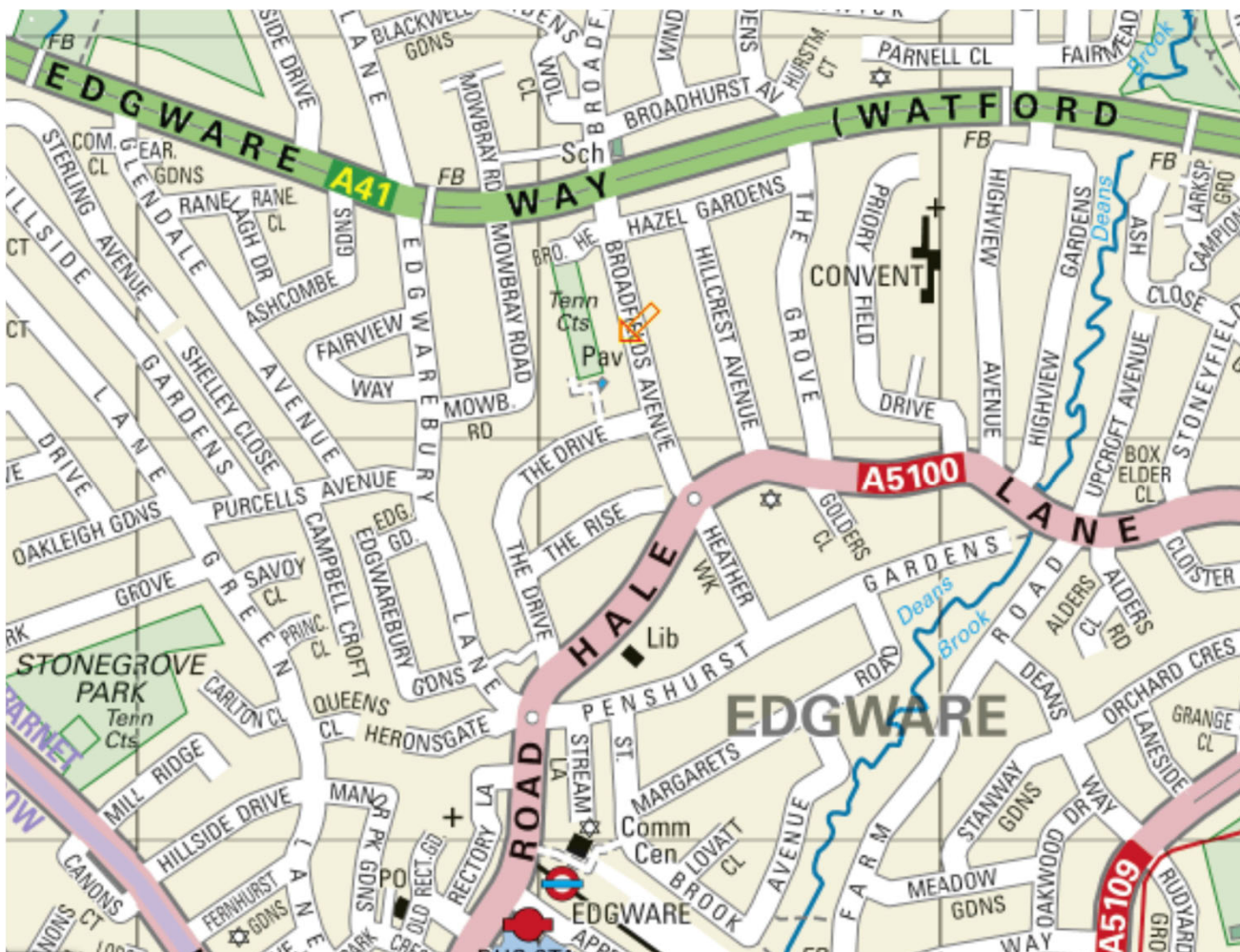
Second Floor
Approx 26 sq m / 277 sq ft

Ground Floor
Approx 98 sq m / 1057 sq ft

First Floor
Approx 66 sq m / 708 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Price:	£1,100,000
Tenure:	Freehold
Beds:	4
Baths:	2
Reception Rooms:	4
Total Sq Ft:	2,042
Council Tax Band:	Band G in Barnet
EPC Rating:	D

Distance to:

Edgware Station:	0.6 Miles
Mill Hill Station:	1.5 Miles

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