



**HARDINGS**

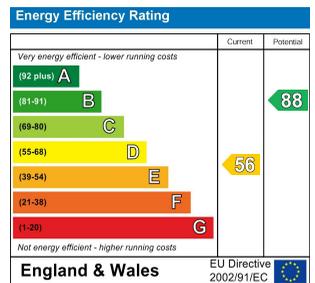


30 Edinburgh Gardens  
Offers In Excess Of £575,000



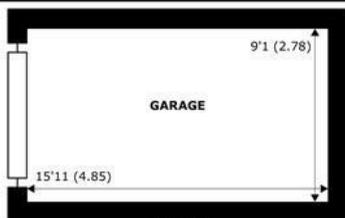


A well-presented three bedroom home situated in a popular gated development adjacent to the Long Walk, just a short distance from the High Street, shops and train stations. The property includes a modern kitchen with a bright, airy living room overlooking a good-sized private garden. There is resident and visitor parking in the development controlled via permits and this property also has the added benefit of a garage.

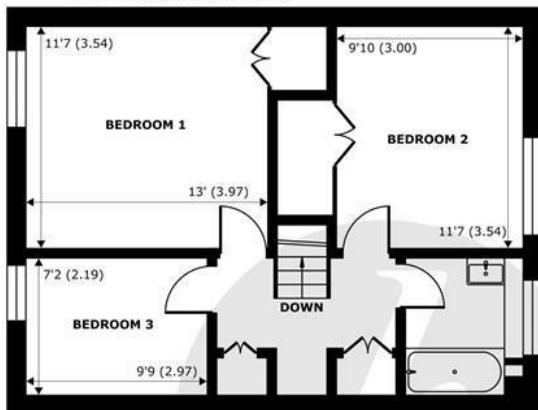


## Features

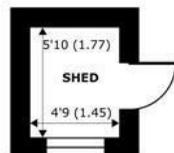
- Three Bedroom Terrace Property
- Dining Room
- Downstairs Cloakroom
- Enclosed Front Garden
- Share of Freehold
- Separate Modern Integrated kitchen
- Bright Reception Room
- Private Garden
- Gated Development
- Sought After Location



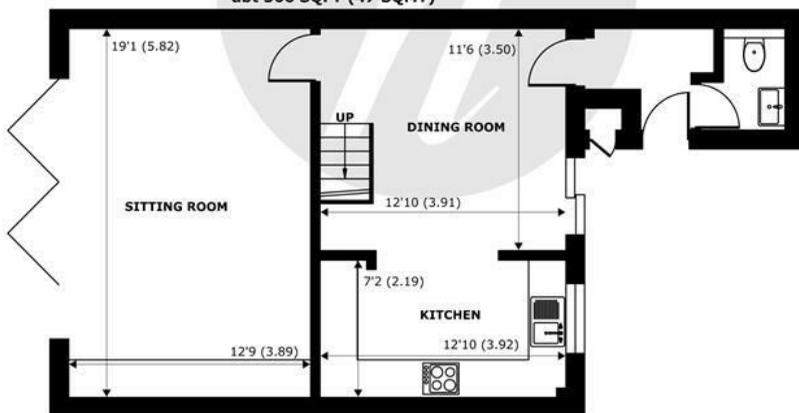
**GARAGE**  
abt 145 SQFT (13.4 SQMT)



**FIRST FLOOR**  
abt 506 SQFT (47 SQMT)



**OUTBUILDING**  
abt 28 SQFT (2.6 SQMT)



**GROUND FLOOR**  
abt 679 SQFT (63 SQMT)

Approximate Internal Area = 1065 sq ft / 98.9 sq m (Exclude Garage & Outbuildings)  
 Approximate External Area = 1278 sq ft / 118.7 sq m (Exclude Garage & Outbuildings)  
 Total = 2343 sq ft / 217.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
 Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.  
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