



PETERMANS
LOCAL PROPERTY EXPERTS



Glendale Avenue, Edgware, £1,250,000 Freehold

- 6 Bedroom, 3 Bathroom
- Detached, Family Home
- Through Lounge & Dining Room
- Family Room
- Kitchen/Breakfast Room
- Utility Area
- Office
- D/S WC
- En-Suite Bathroom To Master Bedroom
- Jack & Jill Shower Room To Bedrooms 2 & 3
- Further Potential To Extend Into The Loft Space, Subject To Planning
- Chain Free
- 2,239 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



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 of 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 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 six-bedroom, three-bathroom detached family home, occupying a wider-than-average plot and situated on this highly sought-after road.

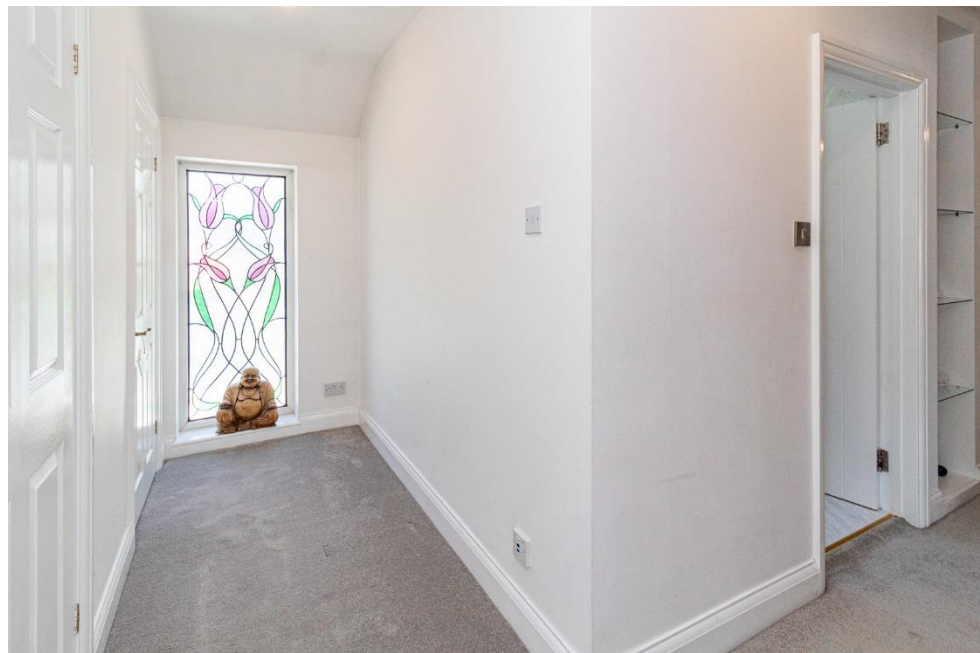
The property is ideally located for access to central Edgware, while also being within easy reach of Stanmore and benefits from being within the Eruv. The accommodation offers excellent potential for further improvement, with scope to extend into the loft, subject to the necessary planning consents.

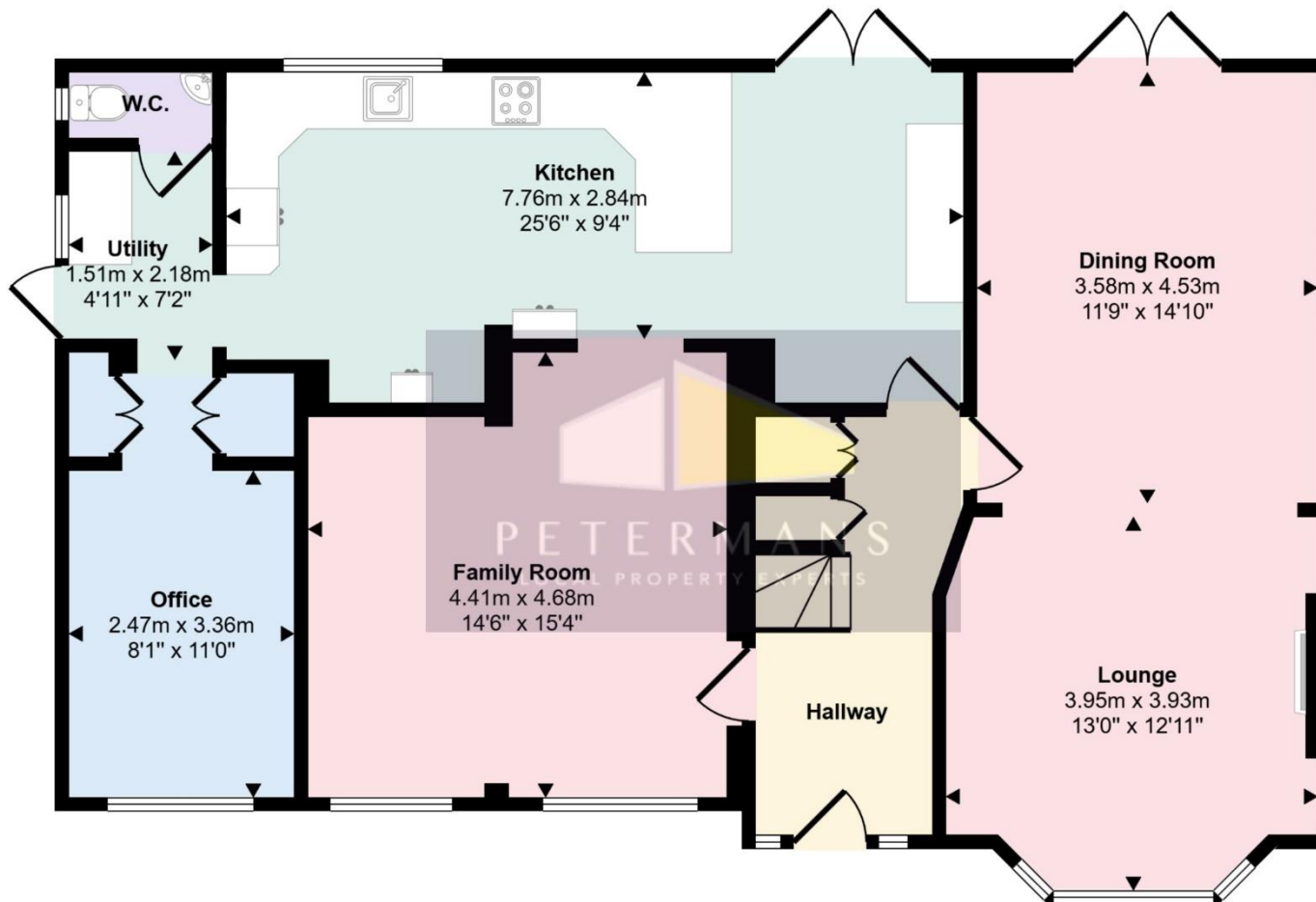
The property is also offered chain free, making this an excellent opportunity for families looking for a substantial home in a desirable location



The property comprises a spacious through lounge/dining room, kitchen/breakfast room, separate family room, office, utility area and downstairs WC. On the first floor, the principal bedroom benefits from a large en-suite bathroom, while bedrooms two and three are served by a Jack and Jill en-suite shower room. Bedrooms five and six are currently interconnecting, although they could easily be separated to create two independent bedrooms. A family bathroom completes the first-floor accommodation. The garden measures approx. 20 ft long by 60ft, together with off-street parking for several vehicles.



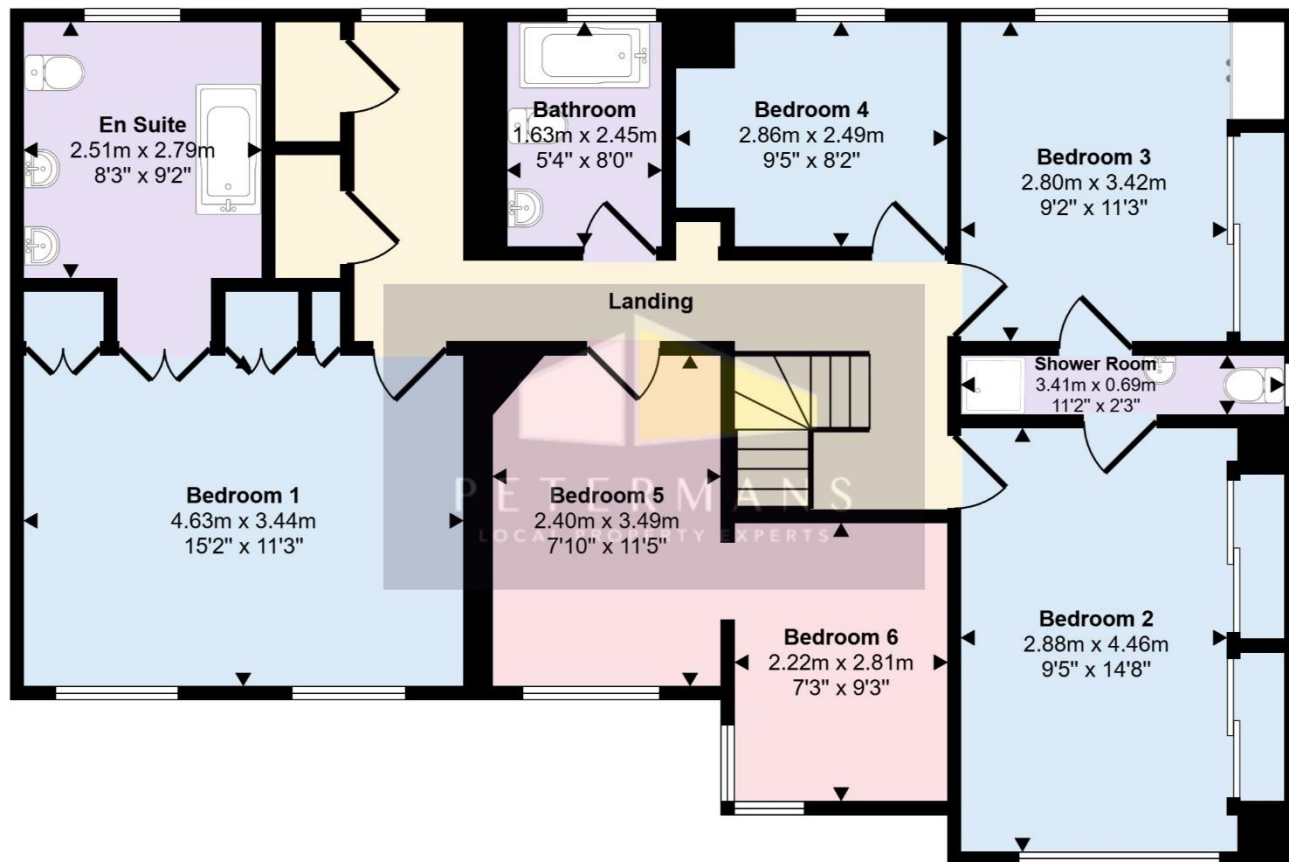




Ground Floor

Approx 105 sq m / 1130 sq ft

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: £1,250,000
 Tenure: Freehold
 Beds: 6
 Baths: 3
 Reception Rooms: 4
 Total Sq Ft: 2,239
 Council Tax Band: Band G in Barnet
 EPC Rating: D

Distance to:
 Edgware Station 0.6 Miles
 Stanmore Station 1.1 Miles

First Floor
 Approx 103 sq m / 1109 sq ft

Approx Gross Internal Area
208 sq m / 2239 sq ft

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

