

The Floorplan...



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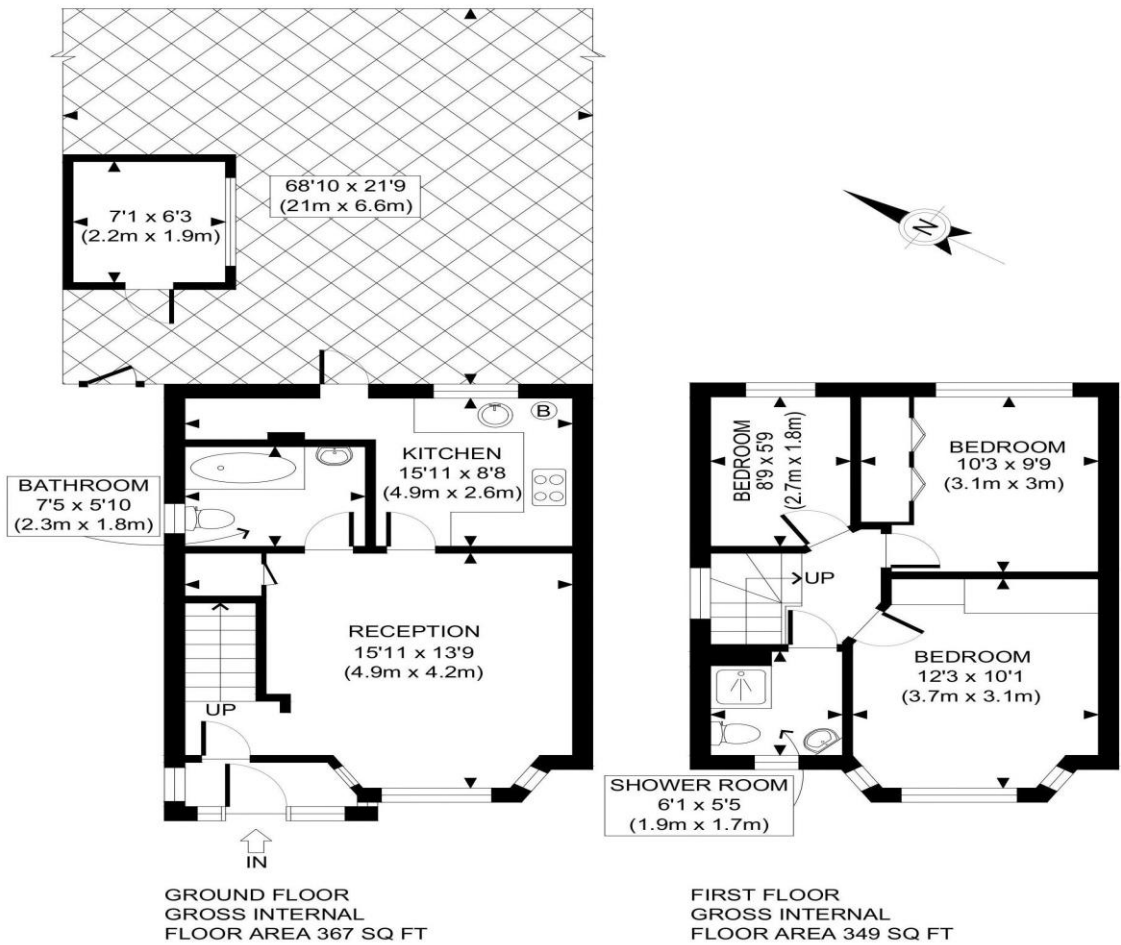


Brian Cox Estate Agents are delighted to present this beautifully refurbished three-bedroom semi-detached family home, ideally situated in a sought-after residential location within walking distance of the highly regarded Krishna Avanti Primary School, rated Outstanding by Ofsted, and local shopping facilities. This attractive property has been meticulously maintained by the current owners and offers bright, spacious accommodation throughout. The accommodation comprises an entrance porch, welcoming hallway, spacious lounge/dining room, kitchen/breakfast room, three generously sized bedrooms with fitted wardrobes and a family bathroom. Further benefits include a downstairs bathroom, off-street parking for two cars and an impressive 80ft rear garden. The property also offers excellent potential to extend to the side and rear (STPP), providing an opportunity to create additional bedrooms and living space. Early viewing is highly recommended.



Guide Price £549,950

Broomgrove Gardens, Edgware HA8 5RN



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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More Details From...

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In Brief...

- Three Bedrooms
- Semi Detached House
- Two Bathrooms
- Off Street Parking
- Well Presented
- Potential to Extend
- Krishna Avanti Primary School



The Location...

Nearest Stations ...

Burnt Oak Station 0.6 miles
Queensbury Station 0.7 miles
Edgware Station 0.8 miles



Broomgrove Gardens is situated in a popular residential location in Edgware, offering convenient access to an excellent range of local amenities, transport links and highly regarded schools. Queensbury Underground Station (Jubilee Line) is within easy reach, providing direct connections into Central London, Canary Wharf and the West End. The property is conveniently positioned for local shops, restaurants and supermarkets along the nearby shopping parades, with additional shopping facilities available in Edgware and Kingsbury. The area is particularly popular with families due to its selection of well-regarded schools, including Krishna Avanti Primary School, Stag Lane Primary School, Kenmore Park Junior School, Glebe Primary School and Canons High School. The property also benefits from access to nearby parks and green spaces, making it an ideal location for family living.



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