



## Hillside Gardens

Edgware

£725,000

Davidson Frost-Wellings are pleased to present this four bedroom, three bathroom bungalow on Hillside Gardens.

This sought-after property presents a spacious lounge area with four double bedrooms, a high-end separate kitchen, two Bathrooms in the main living area and a private garden. Included is an annexe that comes with its own bathroom.

Benefits include being situated on a quiet residential road, close to key transportation links, including the A41 and M1, within short driving distance, as well as lots of local shops and amenities for you and the family to enjoy.

Barnet council tax band E

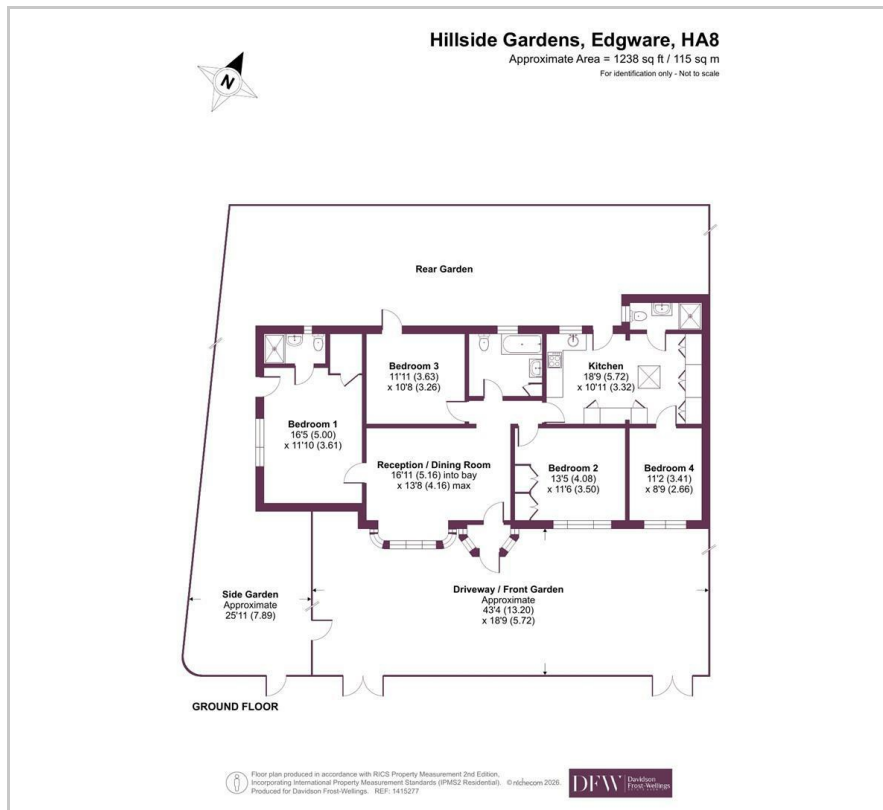
### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

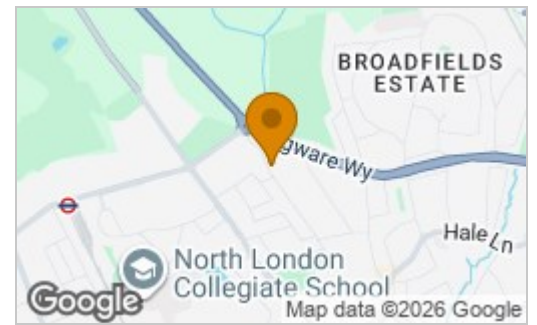
- Four bedrooms
- Three bathrooms
- Corner plot
- Detached
- Chain free
- Annexe



## Floor Plan



## Area Map



### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>81</b> |
| (69-80) <b>C</b>                            | <b>71</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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