PETERMANS
LOCAL PROPERTY EXPERTS

Upcroft Avenue, Edgware

£725,000 Freehold

- Four Bedroom, 2 Bathroom Semi - Detached Family Home
- Through Lounge/Dining Room
- Fitted Kitchen Leading To Breakfast/Family Room
- Double Length Garage
- Approx. 90ft Rear Garden
- Potential To Further Extend STPP
- 1,645 Sq Ft

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We are delighted to present this attractive four-bedroom, two-bathroom semi-detached family home, occupying a prime position on this sought after close. Conveniently situated within easy reach of Edgware Underground Station (Northern Line), local shops and Mill Hill Broadway, the property offers generous living accommodation and excellent potential to extend further, subject to the necessary planning permissions.

The property offers a through lounge/dining room, a fitted kitchen leading into a bright breakfast/family room, a downstairs WC and an integral garage. The first floor comprises four bedrooms, a family bathroom and a separate shower room with WC. The beautifully maintained rear garden extends to approximately 90 ft and features two terrace areas, providing excellent space for relaxing and entertaining. To the front, the property provides off-street parking.

Approx Gross Internal Area
153 sq m / 1645 sq ft

Ground Floor
Approx 88 sq m / 948 sq ft

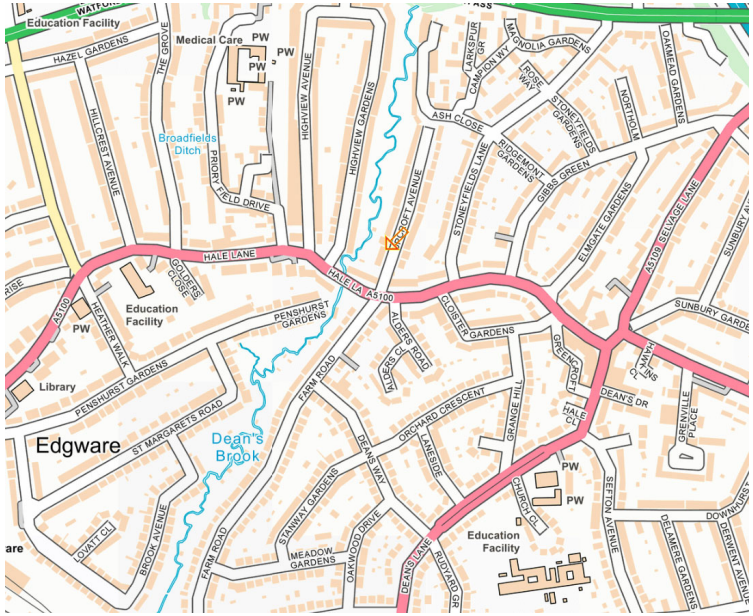
First Floor
Approx 65 sq m / 697 sq ft

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:	£725,000
Tenure:	Freehold
Beds:	4
Baths:	2
Reception Rooms:	3
Total Sq Ft:	1,645
Council Tax Band:	Band F in Barnet
EPC Rating:	Band E

Distance to;

Edgware Station:	0.9 Miles
Mill Hill Station:	1.1 Miles



VIEWING STRICTLY BY APPOINTMENT ONLY.

N.B. A DIRECTOR OF PETERMANS HAS AN INTEREST IN THIS PROPERTY.

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