



15 Waltham Drive

| Edgware | HA8 5PH

£475,000



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Being Sold via Secure Sale online bidding. Terms & Conditions apply.  
Starting Bid £475,000

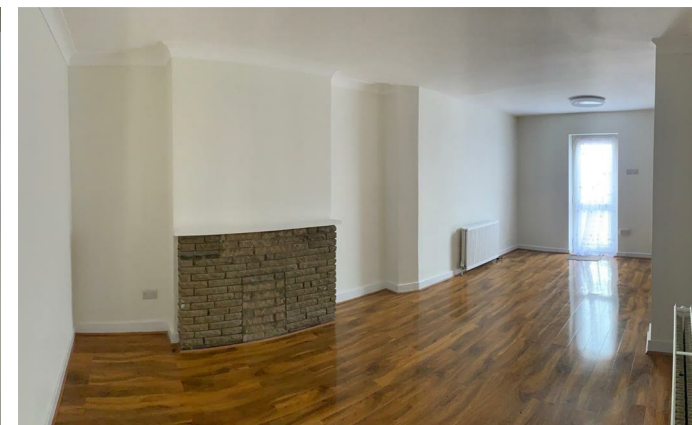
A lovely family house located within the ever-popular Beverly Drive Estate.

Offering a newly renovated house comprising a large reception to the front aspect with a bay window, an extended rear reception room, a fully fitted kitchen, a utility area, a guest WC and stairs leading to three bedrooms and a bathroom with a separate toilet.

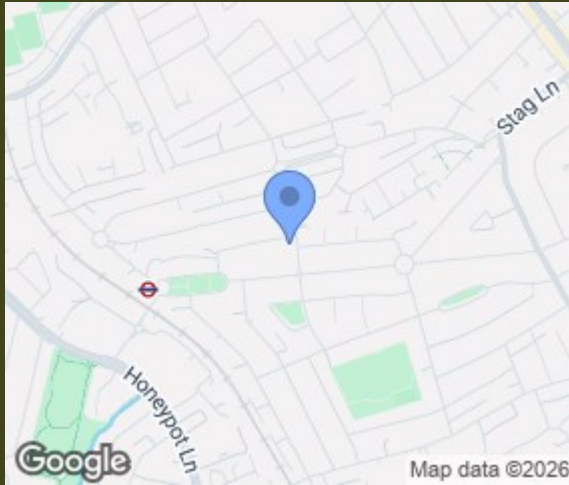
Very well located close to local shops and amenities, and Queensbury Underground Station ( Jubilee Line )

Chain Free  
Freehold

- Front & Rear Garden
- Well located
- Excellent condition throughout
- Great family Home
- Chain Free
- Freehold







### Energy Efficiency Rating

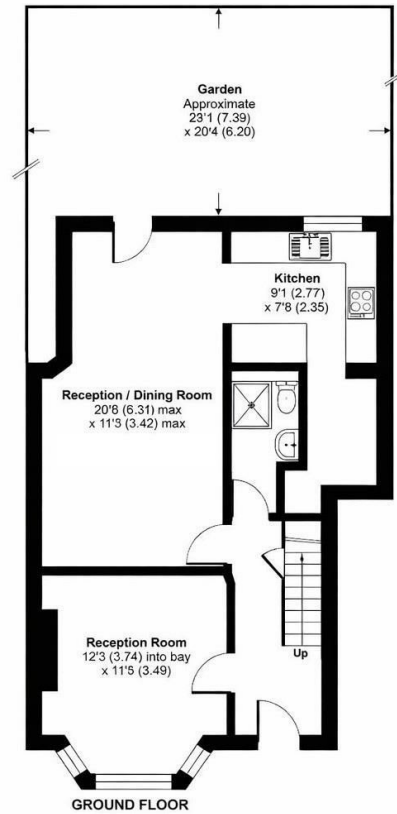
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>70</b>	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Freehold

Council Tax Band

EPC Rating C

**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

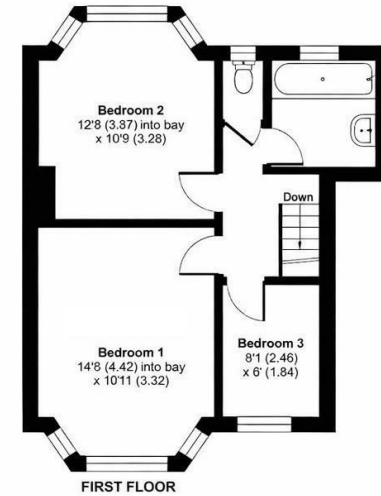


GROUND FLOOR

### Waltham Drive, Edgware, HA8

Approximate Area = 1030 sq ft / 95.6 sq m

For identification only - Not to scale



FIRST FLOOR

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