

104 Merlin Crescent, Edgware

£650,000 Freehold

10 Minutes' Walk to Canons Park and Edgware Tube Station • Three Good Size Bedrooms • Few Minutes' Walk to The Broadwalk Shopping Centre • Close to North London Collegiate and Krishna Avanti Primary School • Side Access to Rear Garden • Big Sized Garden • Newly Built Sunroom

Oyster Properties presents this charming three-bedroom semi-detached house, just 10 minutes from Canons Park and Tube Station. This home combines comfort and convenience with a spacious living room, sunlit sunroom, and modern kitchen. Upstairs, you'll find three generous bedrooms and a luxurious bathroom, with potential for further extensions.

Located near The Broadwalk Shopping Centre and top schools, it's perfect for families. The large garden and estimated rental income of £2,750 per month also make it a great investment.

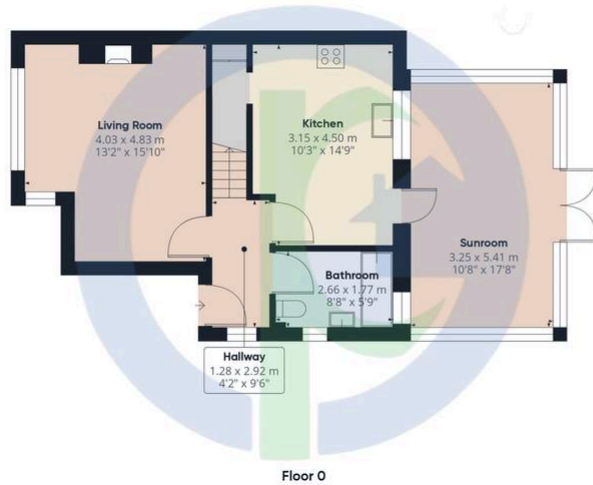
Council Tax band: E | Tenure: Freehold.



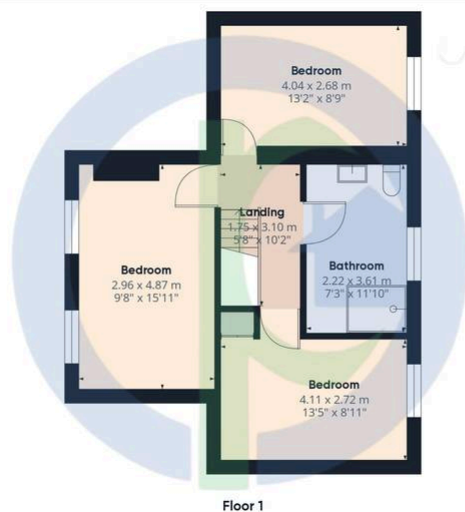
- Driveway for 2 Cars
- Scope For Further Extensions (STPP)
- 10 Minutes' Walk to Canons Park and Edgware Tube Station
- Three Good Size Bedrooms
- Large Bathroom On The Top Floor
- Few Minutes' Walk to The Broadwalk Shopping Centre
- Close to North London Collegiate and Krishna Avanti Primary School
- Side Access to Rear Garden
- Big Sized Garden
- Newly Built Sunroom
- Scope For Further Extensions (STPP)







Approximate total area^m
 111.01 m²
 1194.9 ft²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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Disclaimer: Services, appliances, and boundaries of the property have not been tested. Measurements are approximate and for descriptive purposes only. These particulars are a general guide and do not constitute a contract. Oyster Properties and its agents act in good faith. No employee has authority to provide representations or warranties regarding the property