PETERMANS
LOCAL PROPERTY EXPERTS

Broadfields Avenue, Edgware

£1,049,000 Freehold

- Four Bedroom, Two Bathroom, Heygate Style, Detached Family Home
- Reception Hallway
- Through Lounge/Dining Room
- Family Room & Breakfast Room Leading To Fitted Kitchen
- Utility Room
- Office
- En-Suite Bathroom To Principal Bedroom
- 4Th Bedroom With WC On 2nd Floor
- Approx 80Ft Rear Garden
- No Chain
- 2,042 Sq Ft

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Occupying a prime position on one of Edgware's most desirable roads, we are delighted to present this exceptional four bedroom, two bathroom detached family home. Ideally situated within the Eruv, the property is conveniently located close to several highly regarded schools and just a short stroll from Edgware Town Centre, with its excellent range of shops, cafés, amenities and Northern Line station.

The property comprises a spacious entrance hallway, a through lounge/dining room, and an open-plan family and breakfast room leading through to a fitted kitchen and separate utility room. The ground floor also benefits from a guest WC.

On the first floor, the principal bedroom enjoys the benefit of an en-suite bathroom, complemented by two further bedrooms and a well-appointed family bathroom.

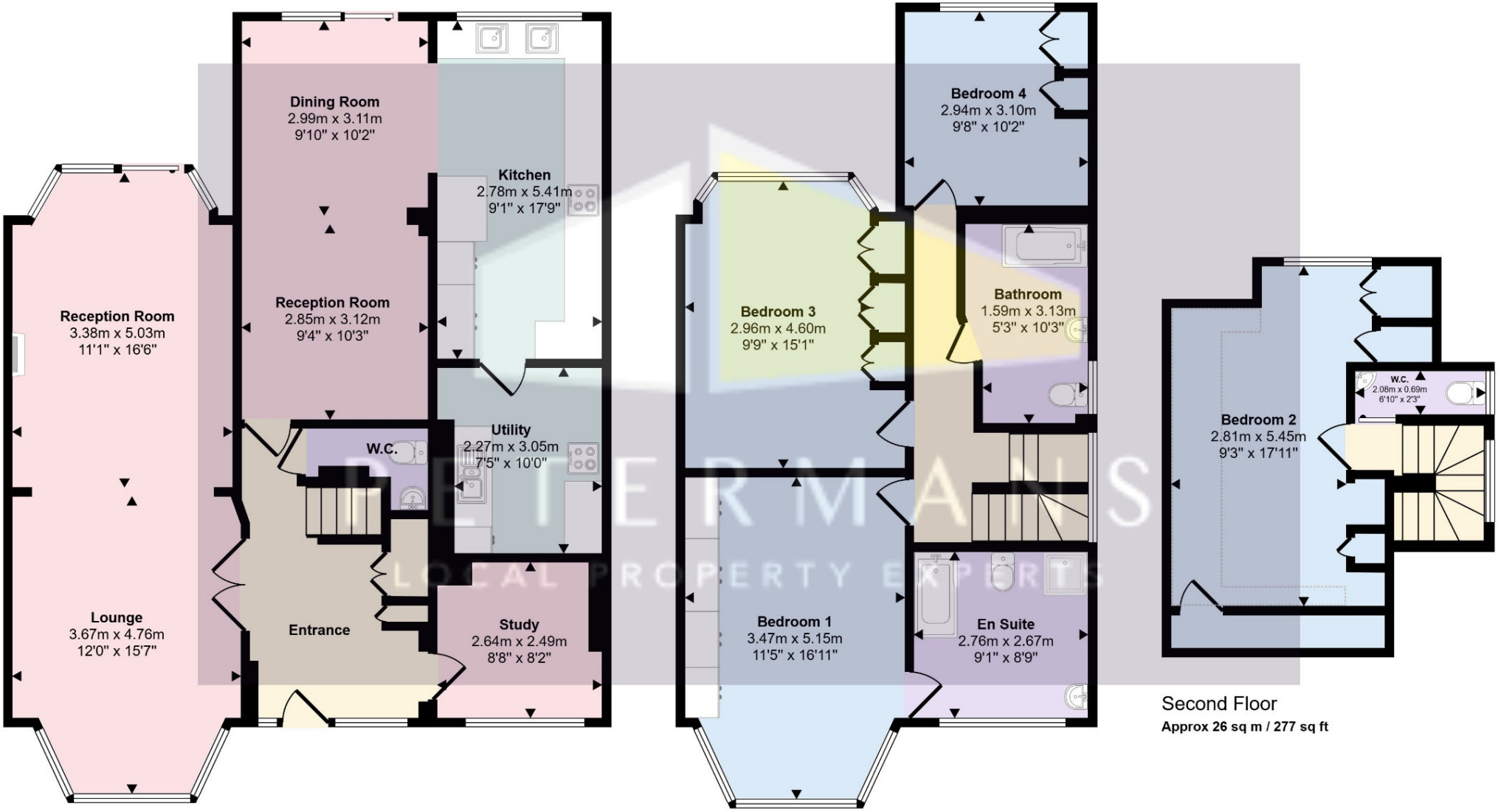
The second floor provides a further double bedroom together with a separate WC.

Externally, the property boasts an attractive rear garden extending to approximately 80ft, while the front offers off-street parking for several vehicles.

BOSCH

Remember it!

Approx Gross Internal Area
190 sq m / 2042 sq ft



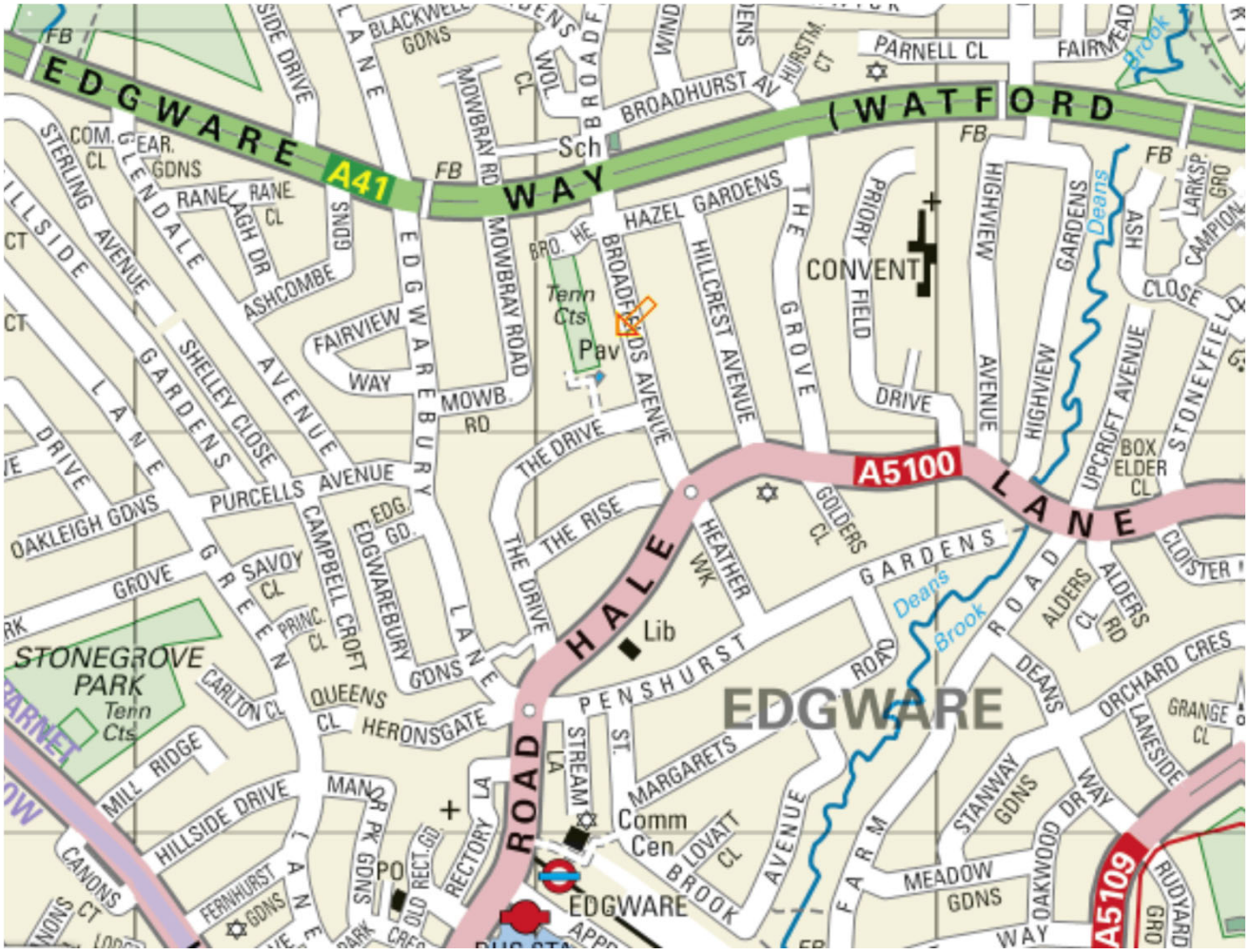
Ground Floor
Approx 98 sq m / 1057 sq ft

First Floor
Approx 66 sq m / 708 sq ft

Second Floor
Approx 26 sq m / 277 sq ft

Denotes head height below 1.5m

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:	£1,049,000
Tenure:	Freehold
Beds:	4
Baths:	2
Reception Rooms:	4
Total Sq Ft:	2,042
Council Tax Band:	Band G in Barnet
EPC Rating:	D

Distance to:

Edgware Station:	0.6 Miles
Mill Hill Station:	1.5 Miles

VIEWING STRICTLY BY APPOINTMENT ONLY.

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