



FREEHOLD

House - Semi-Detached

# 3 BEDROOM TOWN HOUSE IN MAGNOLIA GARDENS HAS

Offers In Excess Of

# £600,000

## FEATURES

- 3 Double Bedroom Townhouse
- Two Bathrooms (1 En-suite)
- Guest WC
- Two Reception Rooms
- Modernised 1168 sqft property
- Off Street Parking for 2 cars



**SPACE**  
RESIDENTIAL

# 3 Bedroom House - Semi-Detached located in Edgware

Space Residential are pleased to present this wonderful bright and modern family home arranged over 3 floors. The house has been sensibly remodelled and upgraded and is now offered for sale in a "ready to move-in" condition.

Located in a much sought after popular development off Stoneyfields Lane; being roughly mid-way between Edgware and Mill Hill Town Centres with excellent communication links.

The garage has been converted to provide additional living space on the ground floor, now offering a large eat-in breakfast/morning room off the kitchen area. There is also a modern kitchen with fitted appliances, recent boiler and a water softener, plus a guest w.c on the ground floor.

Stairs lead to the first floor where there is a large "L" shaped living room and a double bedroom.



GROUND FLOOR  
APPROX. FLOOR  
AREA 390 SQ.FT.  
(36.2 SQ.M.)



Call us on

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**Council Tax Band**

**F**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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