



Littlefield Road,
Edgware,
HA8 0TF

£475,000



Hunters Stanmore are pleased to present this well-located three-bedroom terraced home, situated in a quiet cul-de-sac on Littlefield Road, Edgware. Offered in turn-key condition, this property is ideal for families, first-time buyers, or investors seeking a ready-to-move-into home.

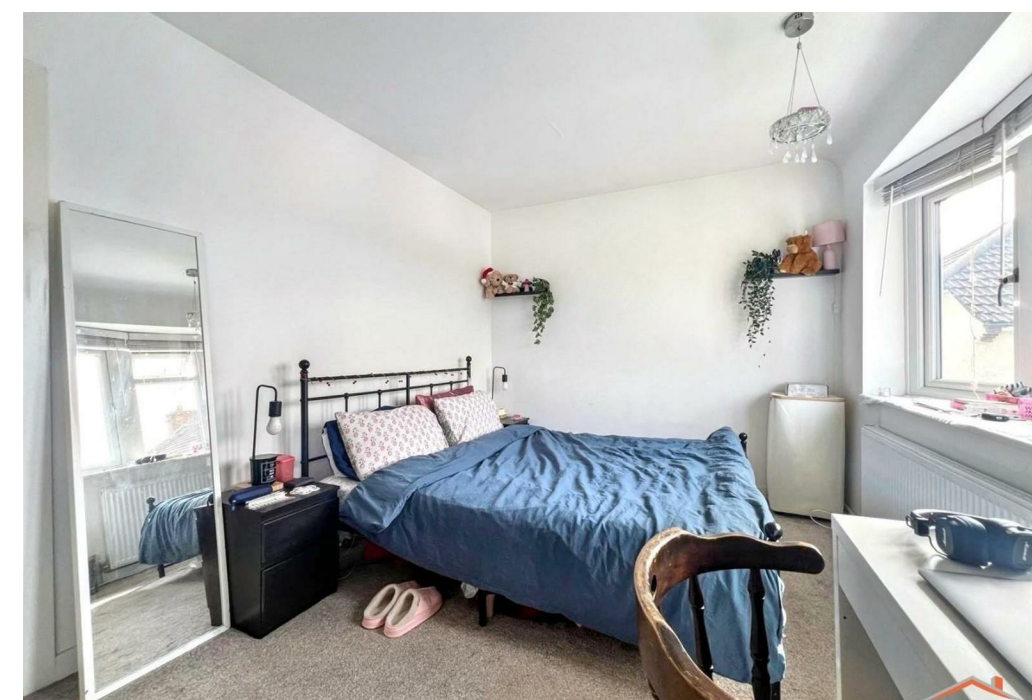
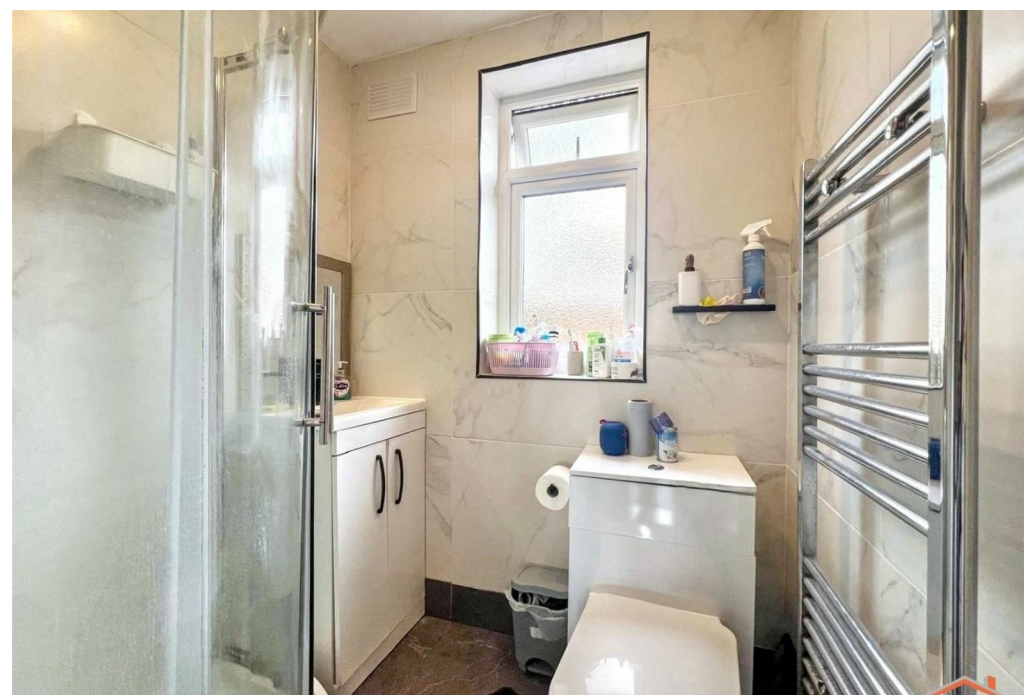
The ground floor features a bright through lounge leading into a modern open-plan kitchen and reception area, creating a stylish and sociable space perfect for everyday living and entertaining. A contemporary family bathroom completes the ground floor accommodation.

Upstairs, the property comprises two well-proportioned double bedrooms and a further single bedroom, offering flexible space for family living, guests, or home working.

Externally, the home benefits from a generous rear garden, ideal for outdoor dining and relaxation, along with ample storage both inside and outside the property. On-street parking is also available.

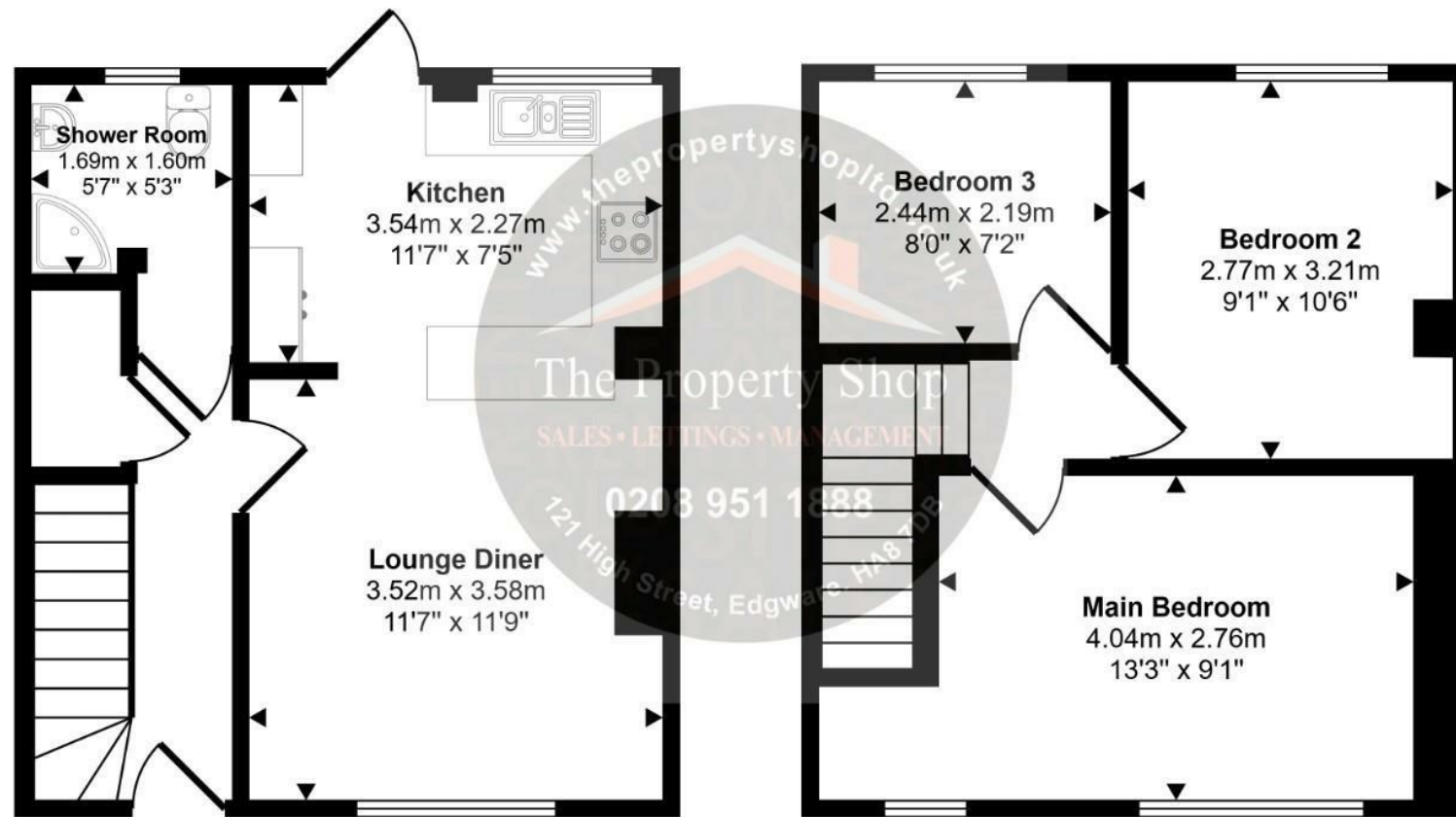
Conveniently located close to local shops, amenities, and well-regarded schools, the property also benefits from excellent transport links, with easy access to the A41, A5, A1, and M1. Nearby green spaces including Lyndhurst Park, Woodcroft Park, and Watling Park add to the appeal.

This is a fantastic opportunity to acquire a well-presented home in a convenient and family-friendly location. Early viewing is highly recommended.



Tenure: Freehold
Council Tax Band: D

Approx Gross Internal Area
65 sq m / 696 sq ft



Ground Floor
Approx 33 sq m / 350 sq ft

First Floor
Approx 32 sq m / 346 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 Snappy 360.

- Freehold & chain free
- Three-bedroom terraced house
- Open-plan kitchen and reception area
- Family bathroom
- Generous rear garden
- Ample internal and external storage
- Quiet cul-de-sac location
- Close to local amenities, schools, and transport links

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.