



PETERMANS
LOCAL PROPERTY EXPERTS



Edgwarebury Lane, Edgware £925,000 Freehold

- 5 Bedroom, 2 Bathroom
- Detached Family Home
- Kitchen Breakfast Room
- 3 Further Reception Rooms
- En-Suite Bathroom To 2nd Bedroom
- Family Bathroom & Separate WC
- Garage
- Approx. 100Ft Rear Garden
- Potential to extend Further (Subject To Planning)
- 2,093 Sq Ft

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This substantial five bedroom, two bathroom detached house occupies a prominent position on Edgwarebury Lane, conveniently located close to Edgwarebury Park and within a short walk of Edgware Town Centre. The property offers excellent further potential to extend, subject to the necessary planning consents and is offered for sale chain free.

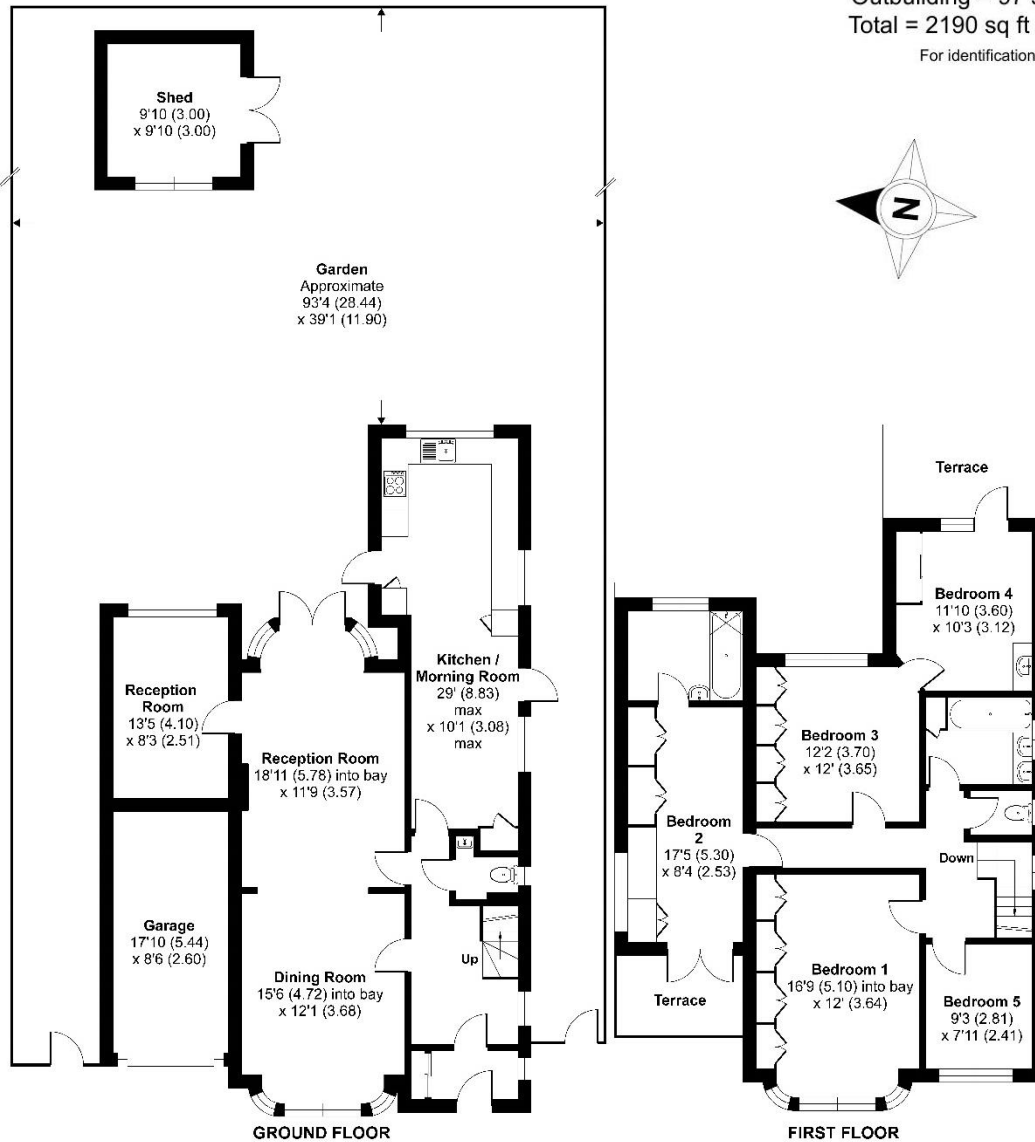


The property comprises a welcoming entrance porch with useful storage, leading into a bright entrance hallway. The ground floor features a spacious through lounge/dining room, with access to a separate TV room, a fitted kitchen/breakfast room and a guest WC. On the first floor, there are five bedrooms, with the 2nd bedroom benefiting from an en-suite bathroom. There is also a family bathroom and separate WC. Externally, the rear garden extends to approximately 100ft and benefits from side access to the front. The property also offers off-street parking and access to the garage.



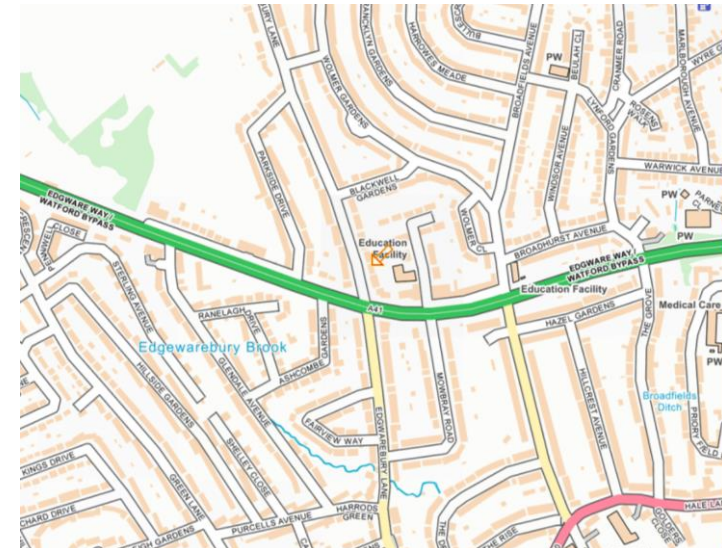


Approximate Area = 2093 sq ft / 194.4 sq m
 Outbuilding = 97 sq ft / 9 sq m
 Total = 2190 sq ft / 203.4 sq m
 For identification only - Not to scale



Price: £925,000
 Tenure: Freehold
 Beds: 5
 Baths: 2
 Reception Rooms: 4
 Total Sq Ft: 2,093
 Council Tax Band: Band G in Barnet
 EPC Rating: D

Distance to;
 Edgware Station: 0.4 Miles
 Stanmore Station: 1.5 Miles
 Mill Hill Station: 1.7 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