



32 Elmgate Gardens, HA8 9RT

£1,375,000

**richard
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Property Description

This attractive, modernised and extended five bedroom, Two bathroom (one en suite) detached family home offering approximately 2,369 sq ft / 220.0 sq m of spacious accommodation arranged over two floors, and is situated in a sought-after residential turning in Edgware.

Presented in excellent decorative condition throughout, the property provides generous and versatile family living space.

The ground floor comprises a spacious entrance hall, three reception rooms, including a large reception room, dining room and study, together with an impressive open plan kitchen / breakfast room overlooking the rear garden. There is also a separate utility room and guest cloakroom.

The first floor offers five well proportioned bedrooms and two bathrooms, including an en suite bathroom to the principal bedroom.

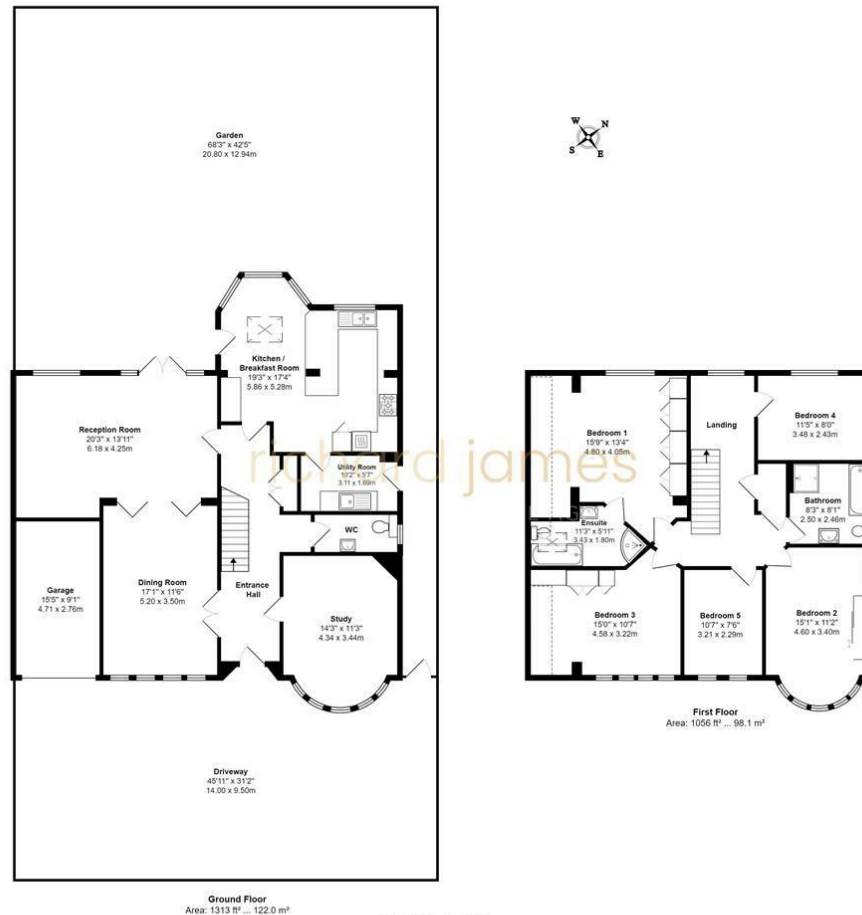
Key Features

- DETACHED FAMILY HOUSE
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- UTILITY ROOM
- GARAGE
- 2369 SQFT / 220.0 SQM
- TWO BATHROOMS (ONE EN SUITE)
- KITCHEN / BREAKFAST ROOM
- GUEST WC
- OFF STREET PARKING VIA A CARRIAGE DRIVEWAY

Important Information

- **Price:** £1,375,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:** D
- **Locaton:** Edgware

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Elmgate Gardens HA8

Total Area: 2369 ft² ... 220.0 m² (Includes Garage)
All measurements are approximate and for display purposes only

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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