



## Merlin Crescent Edgware

Offers over £650,000

A four bedroom, semi-detached house available with Davidson Frost-Wellings located close to schools, shops and transport links.

Downstairs the house has an open plan kitchen/breakfast room, large separate reception and dining room. On the first floor there are three bedrooms and a good-sized family bathroom, and in the loft on the second floor is a further double bedroom with en-suite shower room.

There is off street parking for multiple cars at the front of the property and at the rear is a lovely garden, perfect for entertaining guests or for the children to burn off steam.

Within walking distance to local schools such as Avanti, shops and transport links this property is within close proximity to Edgware. Nearby to local tube stations such as Edgware, Cannons Park, Burnt Oak with links into Central London and the A41, A5, M1 and M25 are also easily accessible. The property is also located within a short driving distance to Stanmore, Queensbury, Brent Cross and Harrow.

Harrow Council Tax Band D.

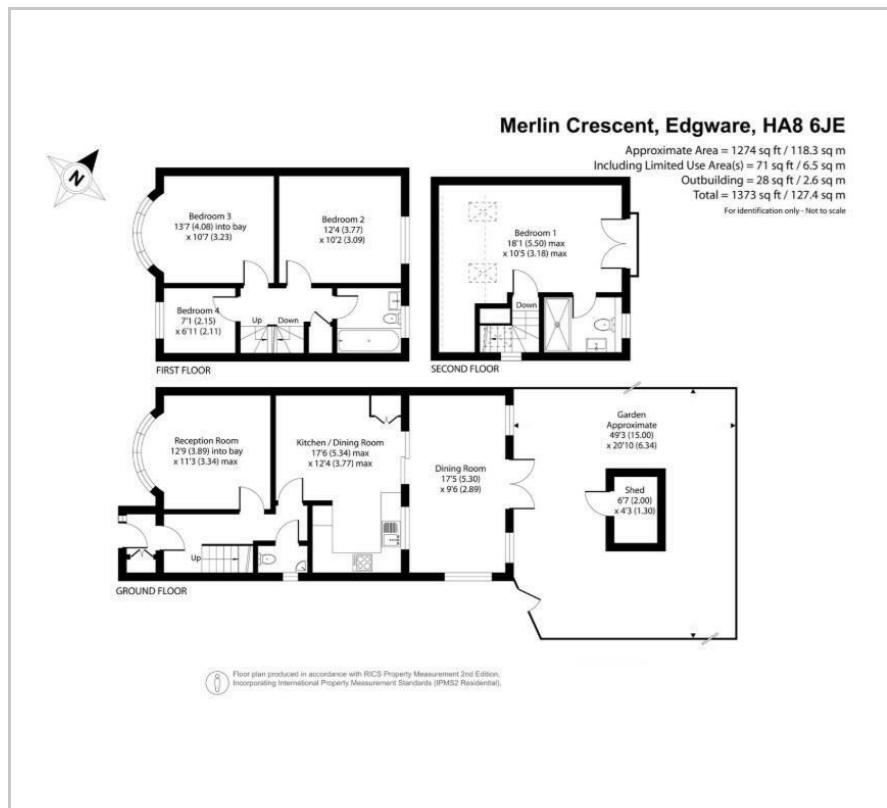
### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

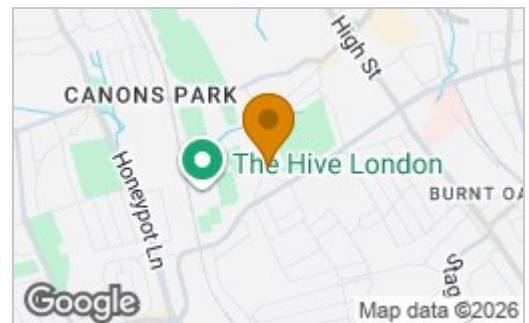
- Four bedrooms
- Two bathrooms
- Over three floors
- Good condition throughout
- Freehold
- Semi detached



## Floor Plan



## Area Map



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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