

Broadfields Avenue Edgware, HA8



D
DANI DENBY

- Three Bedrooms
- Potential To Extend (STPP)
- Off Street Parking
- Two Reception Rooms
- Garage
- Large Outbuilding

Beautifully Presented Three Bedroom Family Home with Excellent Potential.

Located on Broadfields Avenue, this beautifully presented three-bedroom family home offers spacious living and exciting scope for extension or development (subject to planning permission).

The ground floor comprises, a spacious entrance hallway, two reception rooms, a modern fitted kitchen, and a convenient guest W.C.
Upstairs, features three generously sized bedrooms and a contemporary family bathroom.

Outside the property boasts a wonderful rear garden with a versatile outbuilding with two rooms and a shower ideal for a home office, gym or a guest suite.
Perfectly positioned close to local shops, sought-after schools, and with a bus route directly to Edgware Station.

Viewings via vendors sole agent, Dani Denby.

£699,950



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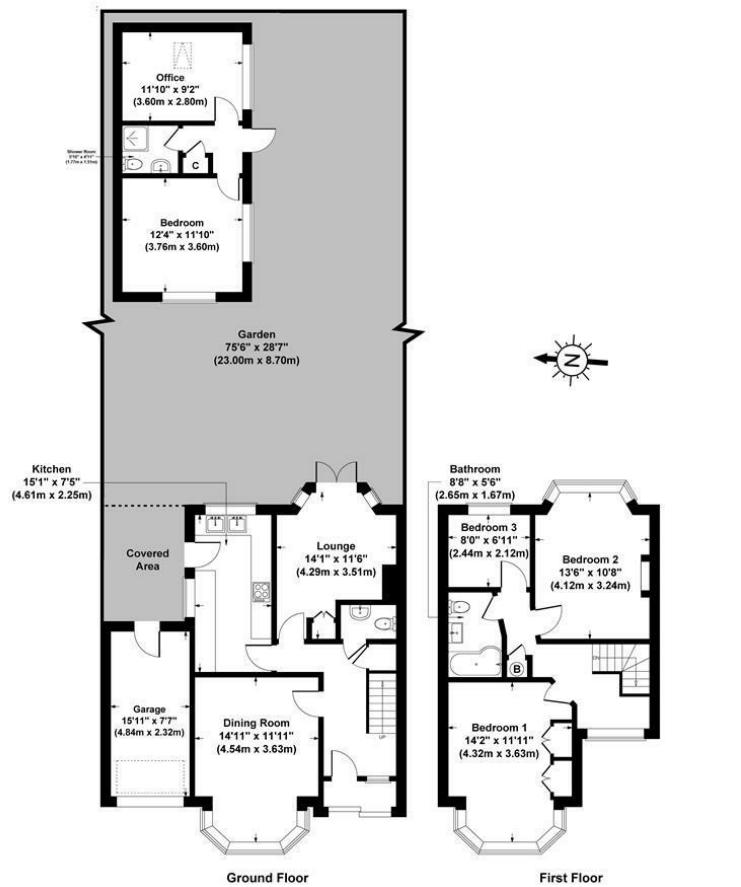
Gross Internal Area

House = 1109 sq ft / 103 sq metres

Outbuilding = 334 sq ft / 31 sq metres

Garage = 118 sq ft / 11 sq metres

Total = 1561 sq ft / 145 sq metres



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

| 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO₂) 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 | |