

PETERMANS  
LOCAL PROPERTY EXPERTS



Broadfields Avenue,  
Edgware

£1,395,000  
Freehold

- Five Bedroom, Four Bathroom, Heygate Style, Detached Family Home
- Completely Modernised
- Reception Hallway
- Triple Length Reception Room
- Open Plan Kitchen/Breakfast & Family Aea
- Covered Terrace Area
- En-Suite Shower Room & Dressing Area To Master Bedroom
- Two Further Bedrooms With En-Suite Shower Rooms
- 2,717 Sq Ft

8 THE PROMENADE, EDGWAREBURY LANE, EDGWARE, MIDDLESEX HA8 7JZ  
t: 020 8958 5040 e: [edgware@petermans.co.uk](mailto:edgware@petermans.co.uk) w: [www.petermans.co.uk](http://www.petermans.co.uk)



Petermans for themselves and for the vendors or lessors of this property for whom they act, give notice that i) these particulars are a general outline only, for the guidance or prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Petermans cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation; and other details contained herein, and prospective purchasers or tenants must not rely on them as statements of fact, and must satisfy themselves as to their accuracy, iii) no employee of Petermans has any authority to make or give any or representation or warranty or enter into any contract whatever in relation to the property, iv) rents, prices, premiums and service charge quoted in these particulars may be subject to VAT in addition, and v) Petermans will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



An exceptional five-bedroom, four-bathroom detached family home, recently refurbished to an exacting standard and situated on one of Edgware's most sought after roads. Conveniently located within the Eruv, close to several highly regarded schools, and just a short walk from Edgware town centre, with its array of shops, amenities and transport connections.



The property is beautifully presented throughout and comprises a spacious entrance hallway, an impressive triple-length reception room, and a stunning open-plan kitchen/breakfast room featuring bi-fold doors that open onto a large covered terrace, ideal for entertaining and outdoor dining. The ground floor also benefits from a utility room and a guest WC.

On the first floor, the principal bedroom suite features a dressing area and a generous en-suite shower room. Bedroom two also enjoys the benefit of an en-suite shower room, whilst a third bedroom completes this floor.

The second floor offers two further bedrooms, with bedroom four benefiting from an en-suite shower room, in addition to a separate family shower room.

Externally, the rear garden extends to approximately 52ft and provides an attractive outdoor space, whilst the front of the property offers off-street parking.



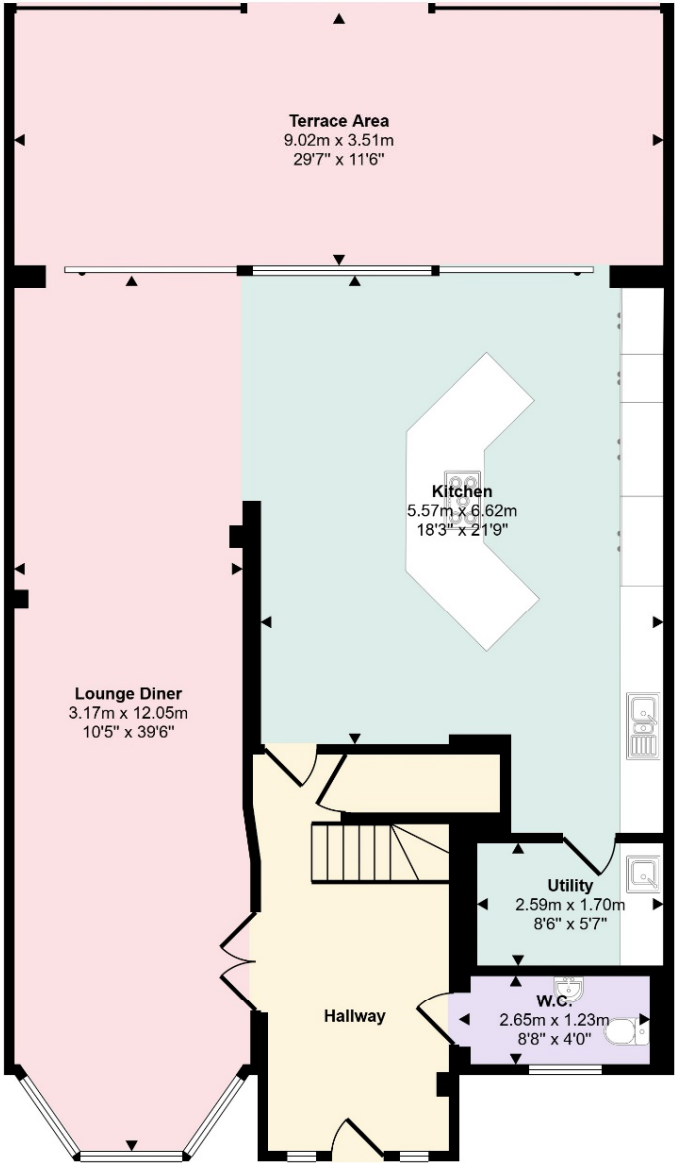






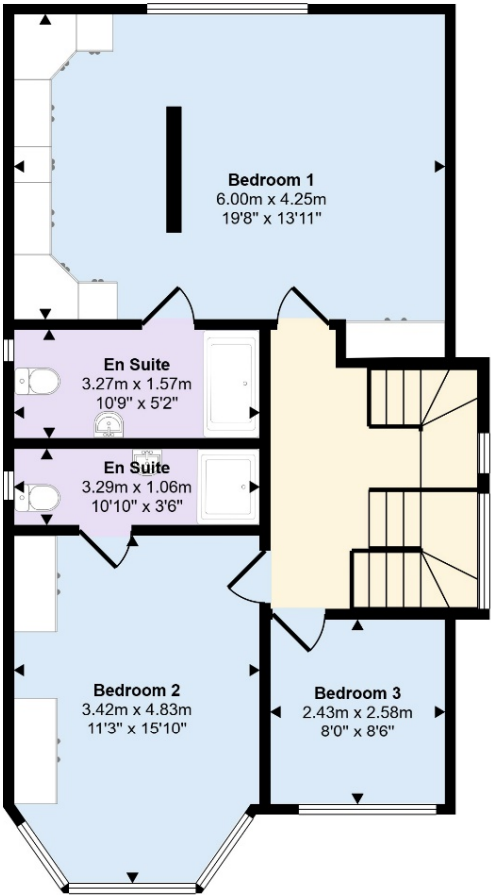


Approx Gross Internal Area  
252 sq m / 2717 sq ft

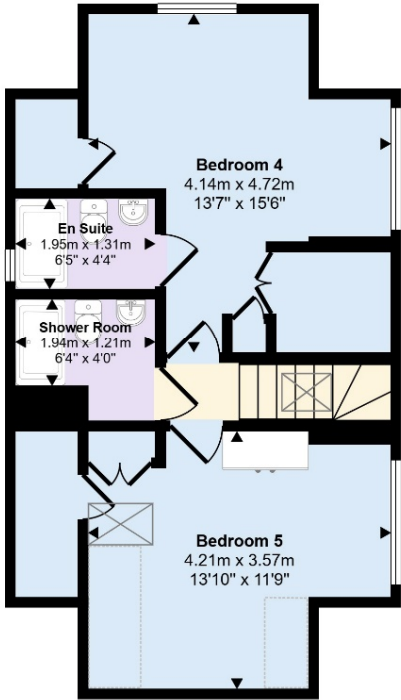


Ground Floor  
Approx 138 sq m / 1489 sq ft

 Denotes head height below 1.5m

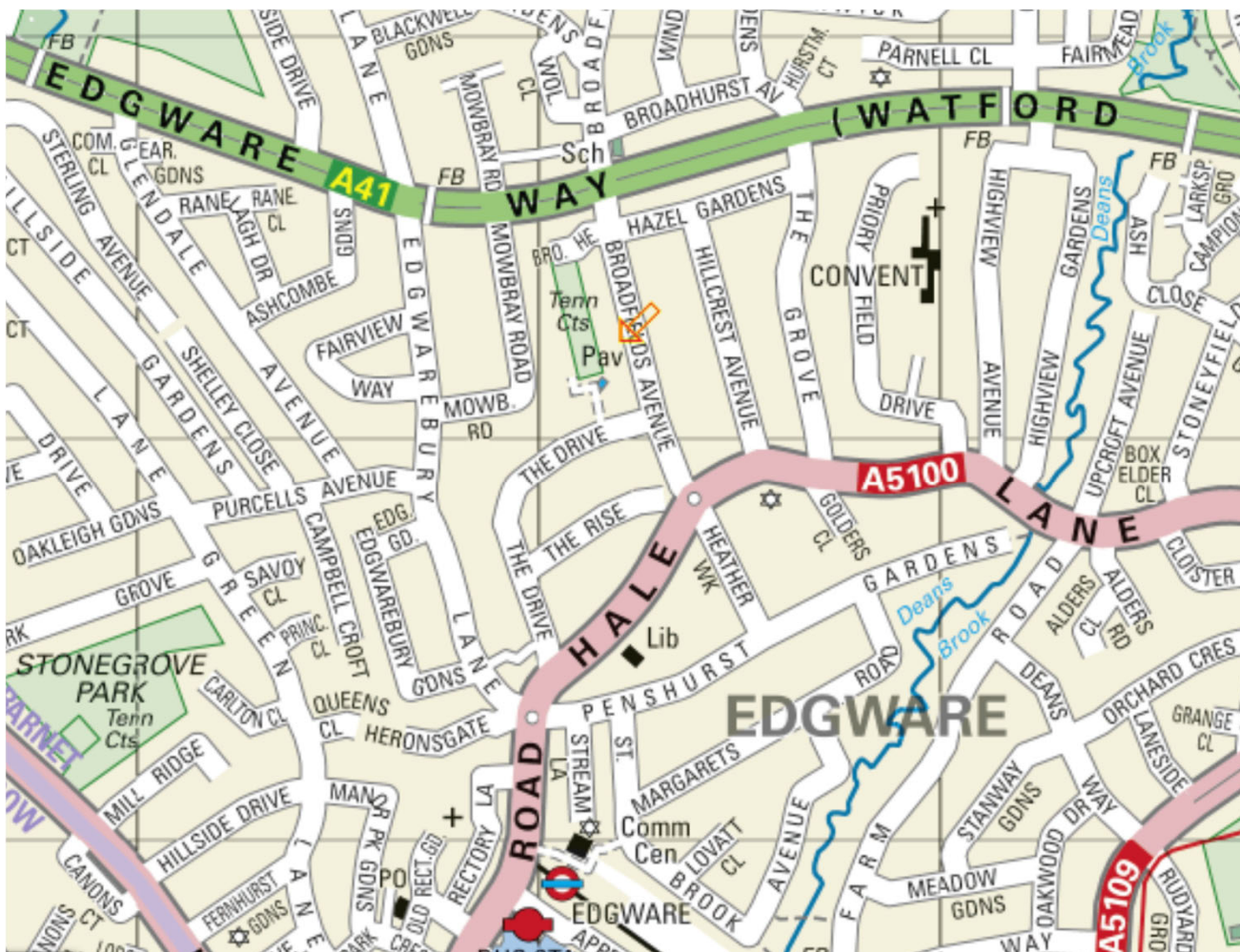


First Floor  
Approx 71 sq m / 759 sq ft



Second Floor  
Approx 44 sq m / 469 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 Made Snappy 360.



|                   |                  |
|-------------------|------------------|
| Price:            | £1,395,000       |
| Tenure:           | Freehold         |
| Beds:             | 5                |
| Baths:            | 4                |
| Reception Rooms:  | 2                |
| Total Sq Ft:      | 2,717            |
| Council Tax Band: | Band G in Barnet |
| EPC Rating:       | C                |

**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

|                    |           |
|--------------------|-----------|
| Distance to;       |           |
| Edgware Station:   | 0.6 Miles |
| Mill Hill Station: | 1.5 Miles |