

# Broadfields Avenue Edgware, HA8



- 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.

Offered chain free, via vendors sole agent, Dani Denby.

**£699,950**





# Broadfileds Avenue Edgware HA8 8TF

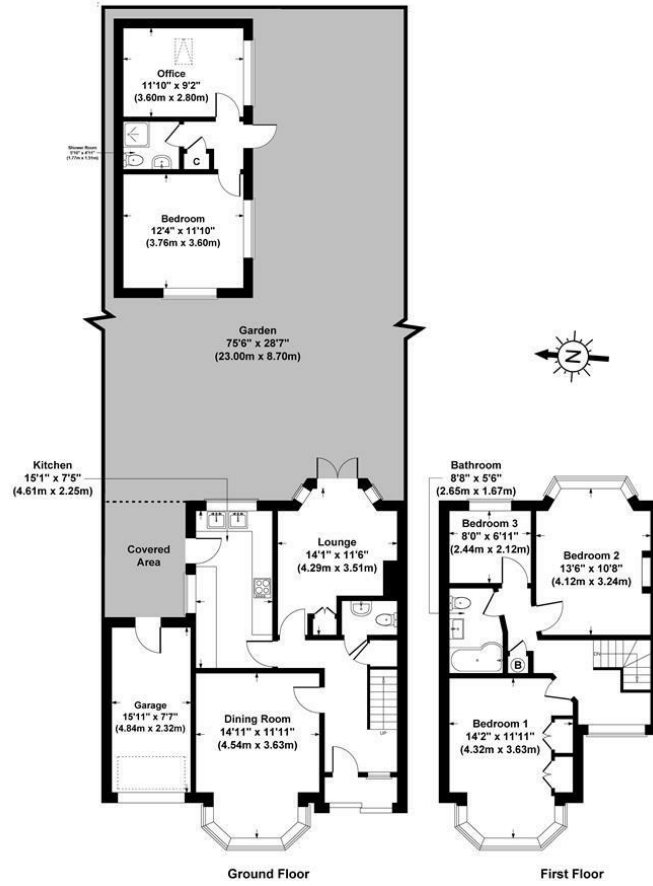
## Gross Internal Area

House = 1109 sq ft / 103 sq metres

Outbuilding = 334 sq ft / 31 sq metres

Garage = 118 sq ft / 11 sq metres

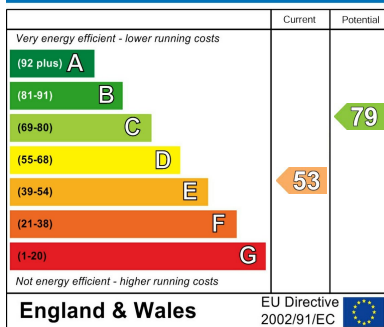
Total = 1561 sq ft / 145 sq metres



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.

DANI DENBY

## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating

