PETERMANS
LOCAL PROPERTY EXPERTS



Francklyn Gardens, Edgware

£875,000 Freehold

- 4 Bedroom, 2 Bathroom Detached Family Home
- Through Lounge/Dining Room
- Kitchen Breakfast Room
- Utility Room
- En-Suite Bathroom To Master Bedroom
- Approx. 50 Ft Rear Garden
- **Chain Free**
- 1,540 Sq Ft

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We are delighted to offer this four-bedroom, two-bathroom detached family home, ideally situated on a highly sought-after road within the ever-popular Broadfields Estate. The property is conveniently located close to highly regarded schools, local shops, parks and places of worship. There is also further potential to extend into the loft space, subject to the necessary planning permissions. The property is offered for sale chain free, making it an attractive opportunity for prospective buyers.







The property comprises a through lounge/dining room, kitchen/breakfast room open plan with a family area, utility room, office (could be used as a fifth bedroom) and downstairs cloakroom. On the first floor, the principal bedroom benefits from an en-suite shower room, alongside two further double bedrooms, a single bedroom and a family shower room. To the rear, there is a garden measuring approximately 50 ft.









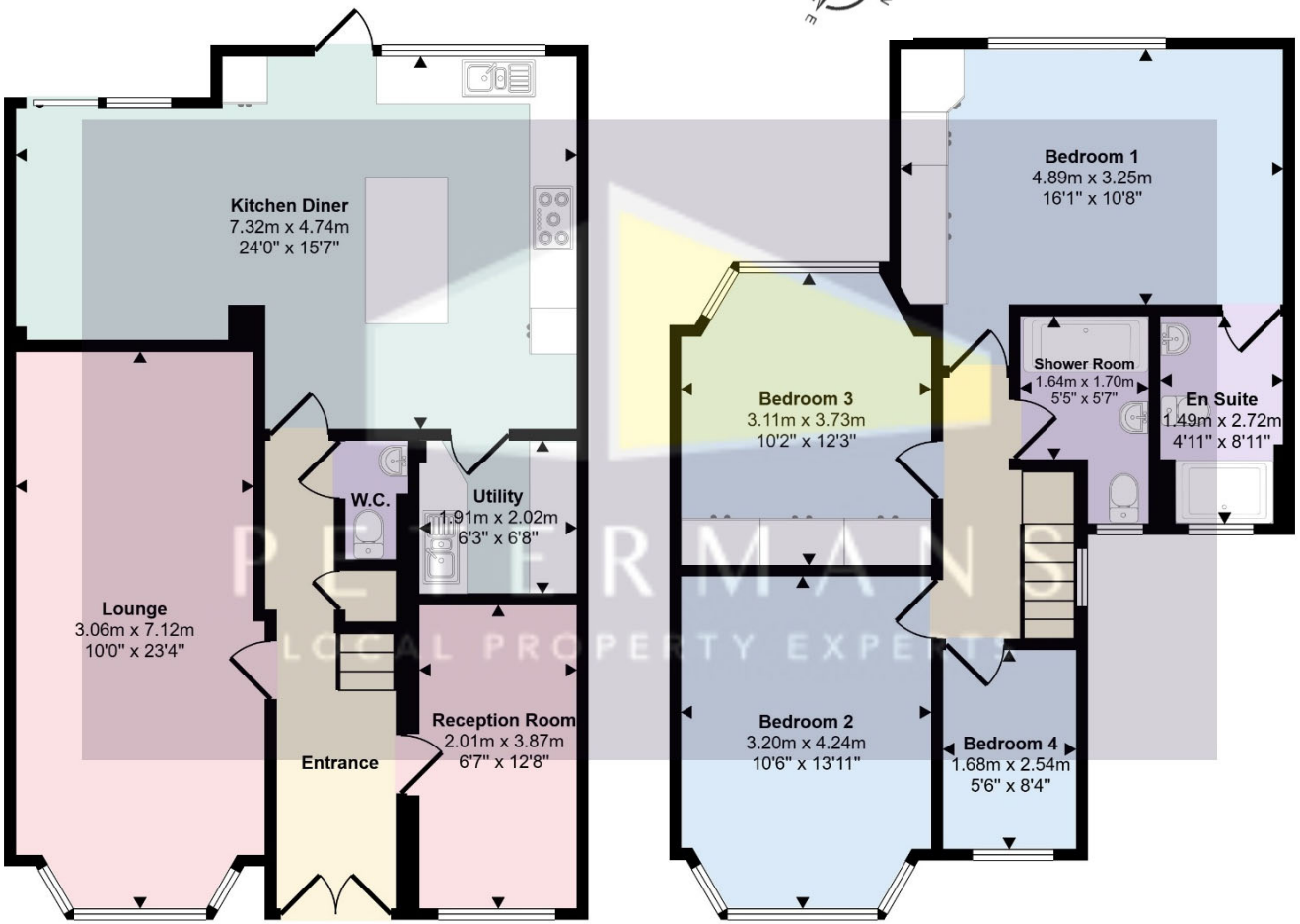



SCHEDULE
RECORDS
FINANCES
FORMS
CONTRACTS
ORGANISE
RECORDS
WRITER TONER





Approx Gross Internal Area
143 sq m / 1540 sq ft



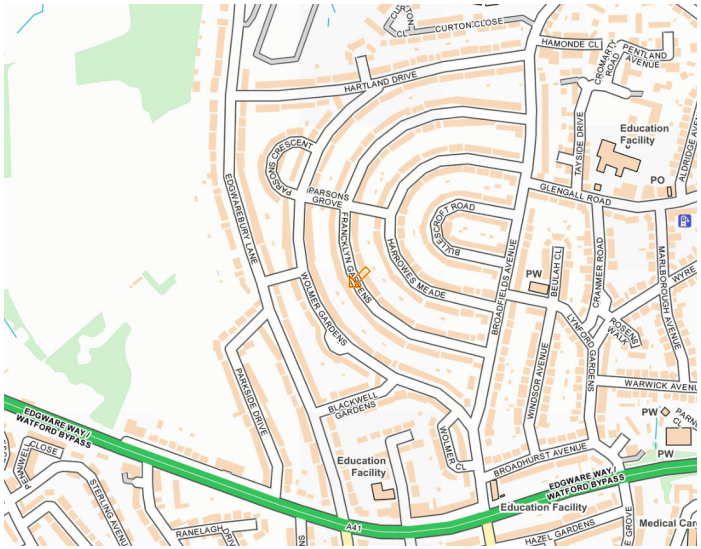
Ground Floor
Approx 79 sq m / 853 sq ft

First Floor
Approx 64 sq m / 687 sq ft

Price:	£899,950
Tenure:	Freehold
Beds:	4
Baths:	2
Reception Rooms:	2
Total Sq Ft:	1,540
Council Tax Band:	Band G in Barnet
EPC Rating:	C

Distance to;

Edgware Station:	0.9 Miles
Stanmore Station:	1.7 Miles
Mill Hill Station:	1.8 Miles



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