



283 BURNT OAK BROADWAY EDGWARE, HA8 5ED

£375,000
FREEHOLD

A well-located two bedroom mid-terraced house situated on the ever-popular Burnt Oak Broadway, Edgware, offered to the market chain free.

The property comprises a welcoming entrance hallway leading to a bright and spacious reception room, with a fitted kitchen providing access to the rear of the property. To the first floor are two well-proportioned bedrooms and a family bathroom.

Further benefits include double glazing, gas central heating and excellent potential for modernisation or extension (subject to the usual planning consents), making this an ideal purchase for first-time buyers, investors or downsizers.

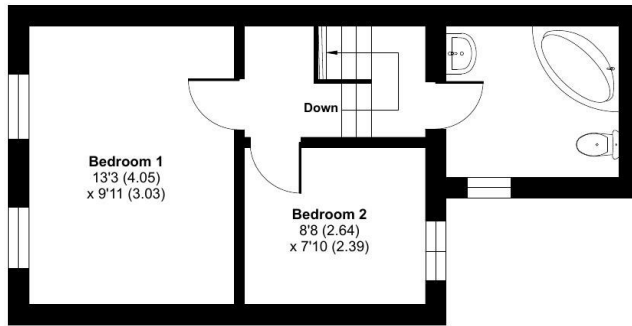
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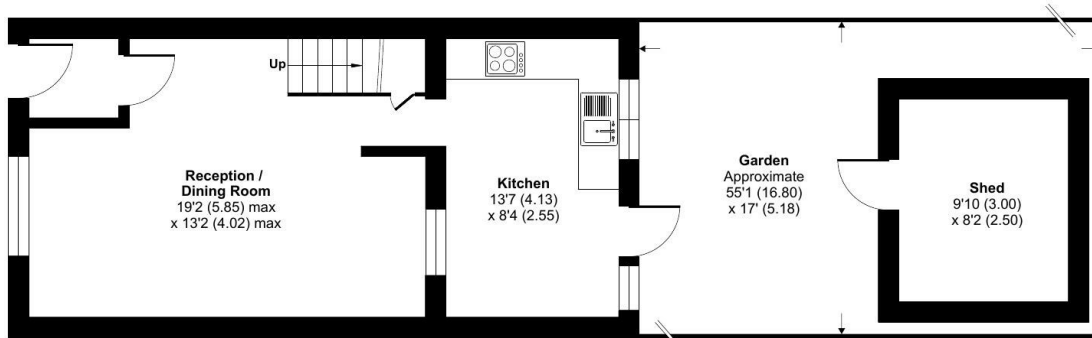


Burnt Oak Broadway, Edgware, HA8

Approximate Area = 714 sq ft / 66.3 sq m
 Outbuilding = 81 sq ft / 7.5 sq m
 Total = 795 sq ft / 73.8 sq m
 For identification only - Not to scale

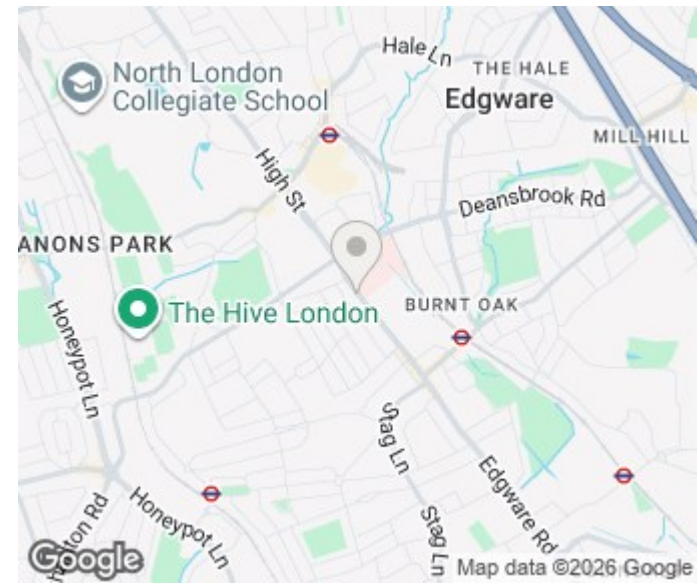


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Wyndham Row LTD. REF: 1387189



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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