

**PETERMANS**  
LOCAL PROPERTY EXPERTS



## Purcells Avenue, Edgware, £780,000 Freehold

- 3 Bedroom, Semi-Detached, Family Home
- Through Lounge & Dining Room
- Family Room
- Fitted Kitchen
- D/S WC
- Large Family Bathroom
- Outbuilding
- Further Potential To Extend Into The Loft
- Approx. 50 Ft Rear Garden
- 1,732 Sq Ft

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HOSPICE



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We are delighted to offer this 3 bedroom, Semi-detached, Curton style, family home with a outbuilding. The property is situated on this sought after road, close to central Edgware, also within easy access to Stanmore and is within the Eruv. There is still further scope to extend into the loft space, STPP.



This well-presented home features a bright and welcoming entrance hallway leading to a spacious through lounge and dining area, a modern fitted kitchen, a versatile family room, and a convenient downstairs WC. Upstairs, the property offers two generous double bedrooms and a single bedroom, all benefiting from fitted wardrobes. A large family bathroom completes the first-floor accommodation.

To the rear, there is a well-maintained garden approximately 45ft in length, along with a outbuilding accessed via Hillside Gardens or the garden. In front of the outbuilding, there is additional off-street parking. The outbuilding is currently being used as a self-contained space comprising an office area, kitchenette, lounge, and shower room. The property also benefits from off-street parking at the front.

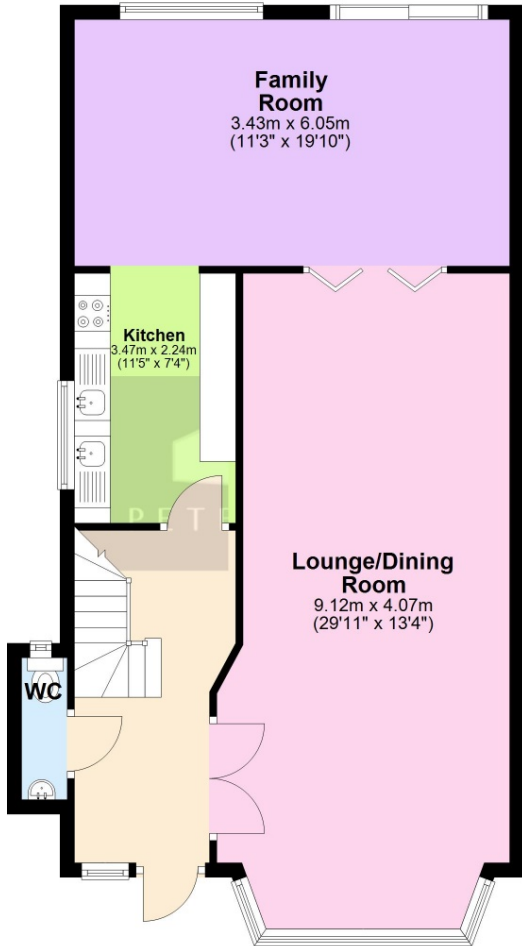






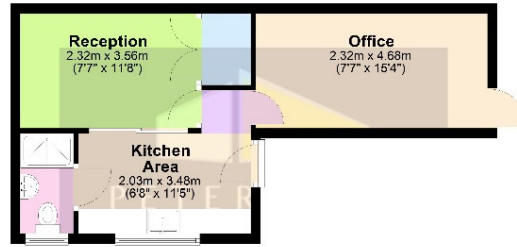


**Ground Floor**  
Approx. 75.2 sq. metres (809.4 sq. feet)



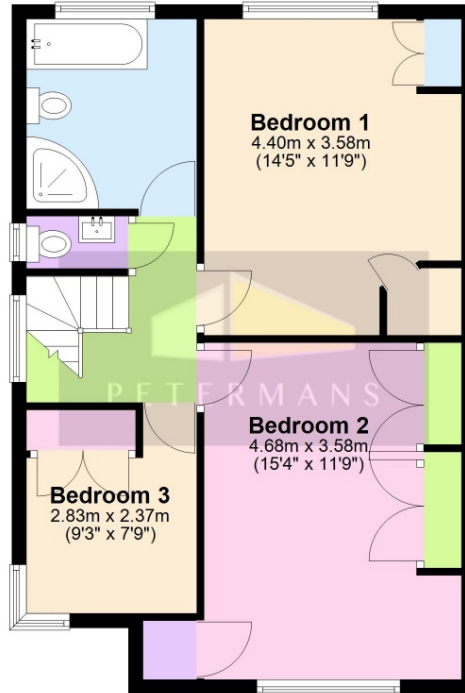
Total area: approx. 129.3 sq. metres (1391.6 sq. feet)

**Outbuilding**  
Approx. 31.7 sq. metres (341.6 sq. feet)



Total area: approx. 31.7 sq. metres (341.6 sq. feet)

**First Floor**  
Approx. 54.1 sq. metres (582.2 sq. feet)



**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

**Price:** £780,000  
**Tenure:** Freehold  
**Beds:** 3  
**Baths:** 1  
**Reception Rooms:** 3  
**House Sq Ft:** 1,391  
**Outbuilding:** 341  
**Total Sq Ft:** 1,732  
**Council Tax Band:** Band F in Barnet  
**EPC Rating:** D

**Distance to:**  
**Edgware Station** 0.6 Miles  
**Stanmore Station** 1.1 Miles

