

**PETERMANS**  
LOCAL PROPERTY EXPERTS



## Oakleigh Gardens, Edgware £1,550,000 Freehold

- Completely Refurbished Five Bedroom, Four Bathroom Detached, Curton Style, Family Home
- Impressively Spacious Entrance Hallway
- 4 Reception Rooms
- Kitchen Open Plan With Family Room
- Master Bedroom & Bedrooms 2 & 3 Benefit From Having En-Suite Bathrooms
- Air-Conditioning in Four Rooms
- Chain free
- Planning Permission Granted For Further Extension to make it 4,132sqft Total
- 3,014 Sq Ft Currently

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We are delighted to offer this unique, immaculately presented & spacious 5 bedroom, 4 bathroom detached Curton style family home, situated in the end of this highly desirable close, conveniently located close to local shops and Edgware Station (Northern Line).



The property has been extensively refurbished and now benefits from a spacious hallway with double doors leading to the dining room, following into the lounge which further leads to a office and integral garage. The Family room is open plan to the kitchen area, which allows access to utility area and downstairs cloakroom. In the 1<sup>st</sup> floor the master bedroom, 2<sup>nd</sup> bedroom and 3<sup>rd</sup> bedroom all have individual en-suite bathrooms. There are two further bedrooms and family bathroom.

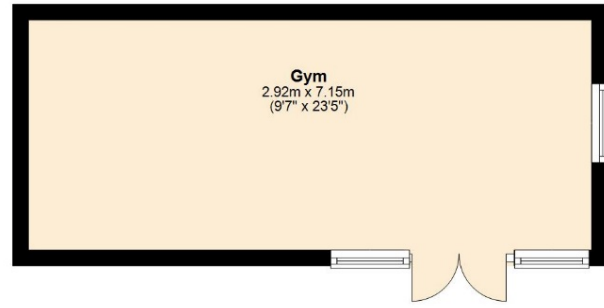
*Planning permission has been granted for a first floor extension and loft conversion to make it 4,132sqft Total. Details are available upon request.*





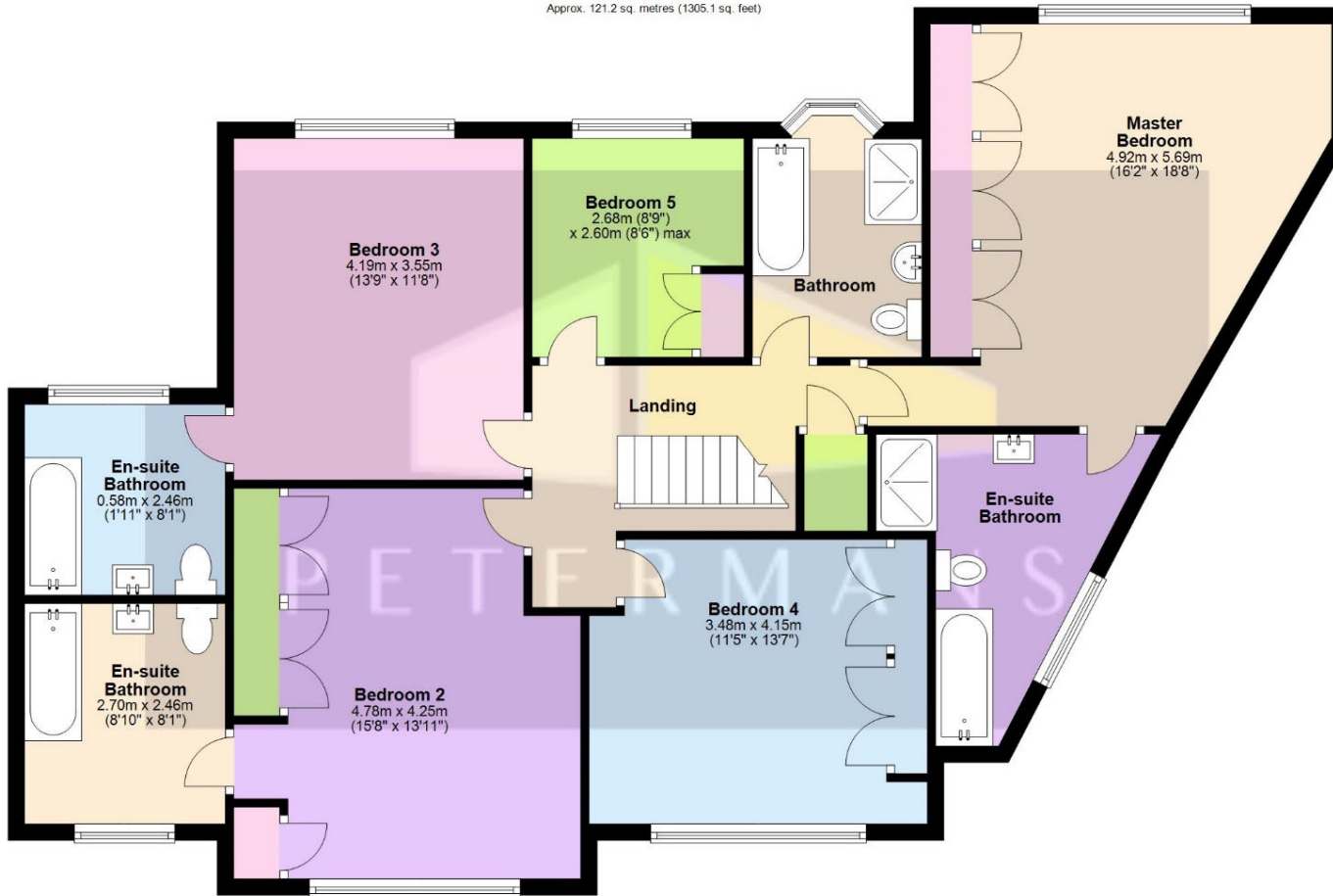


**Ground Floor**  
Approx. 158.7 sq. metres (1708.6 sq. feet)



Total area: approx. 280.0 sq. metres (3013.7 sq. feet)

**First Floor**  
Approx. 121.2 sq. metres (1305.1 sq. feet)



Price: £1,550,000  
Tenure: Freehold  
Beds: 5  
Baths: 4  
Reception Rooms: 4  
Total Sq Ft: 3,013  
Council Tax Band: Band G in Barnet  
EPC Rating: C

Distance to;  
Edgware Station: 0.7 Miles  
Stanmore Station: 1.1 Miles  
Mill Hill: 1.9 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

