



PETERMANS
LOCAL PROPERTY EXPERTS



Cornbury Road, Edgware £715,000 Freehold

- Through Lounge/Diner
- Fitted Kitchen Breakfast
- Utility Room
- D/S WC
- En Suite Shower Room
- Two Double Bedrooms
& Single Bedroom
- Garage
- Approx 40ft Rear
Garden
- Off Street Parking
- Very Close To Canons
Park Station
- 1,517 Sq FT

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We are delighted to offer this three bedroom, two bathroom semi-detached family home, ideally situated just a few minutes' walk from Canons Park Station. The property offers excellent potential to extend, subject to the usual planning consents, and is being sold chain free.



The property comprises a spacious through lounge/dining room, a fitted kitchen, and a downstairs WC. The kitchen provides access to the garage, which in turn leads to a utility room and a garden room currently used as a home office. To the first floor, the principal bedroom benefits from an en-suite shower room, alongside two further bedrooms and a family bathroom.



The rear garden extends to approximately 40ft. To the front of the property, where there is off-street parking for several vehicles.

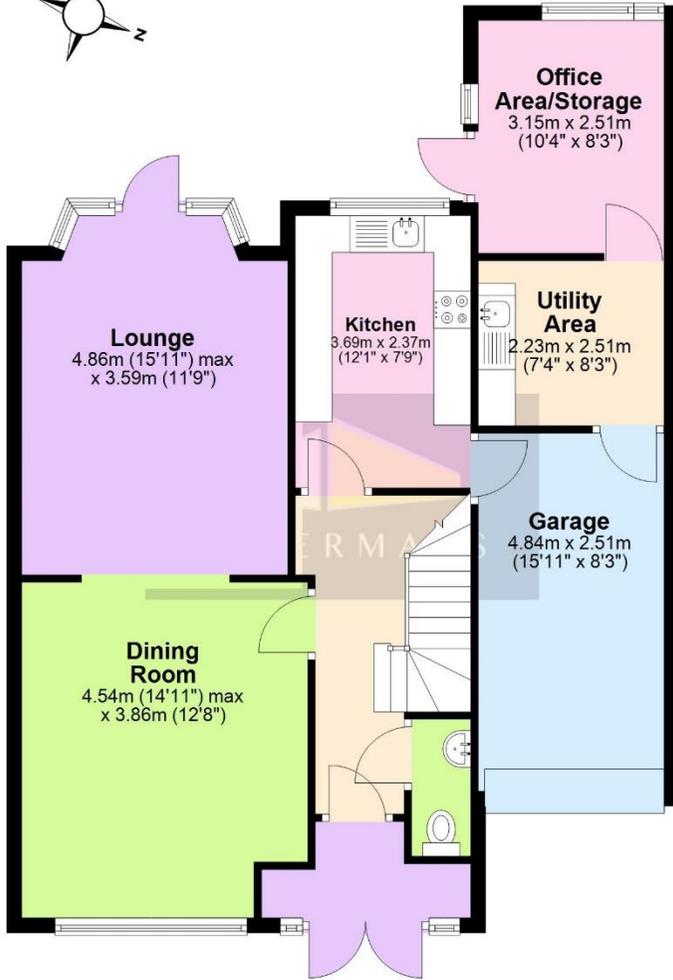




Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

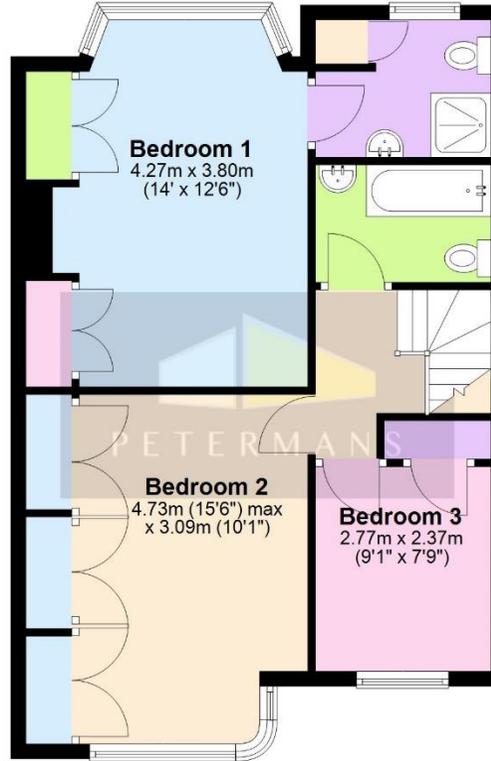
Ground Floor

Approx. 83.6 sq. metres (899.4 sq. feet)



First Floor

Approx. 57.4 sq. metres (617.8 sq. feet)



Total area: approx. 141.0 sq. metres (1517.2 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: £715,000

Tenure: Freehold

Beds: 3

Baths: 2

Reception Rooms: 3

Total Sq Ft: 1,517

Council Tax Band: E in Harrow

EPC Rating: C

Distance to station;

Canons Park Station: 0.3 Miles

Stanmore Station: 0.9 Miles

Edgware Station: 1.3 Miles

