

PETERMANS
LOCAL PROPERTY EXPERTS



Kenilworth Road, Edgware £825,000 Freehold

- Extended Semi Detached House
- Versatile Accommodation Of Up To 7 Bedrooms
- Four Bedrooms With En-suite Facilities
- Kitchen / Diner
- Utility Room
- Full Ground Floor Bathroom
- Close To Shops On Glengall Road
- Chain Free
- 1,757 Sq FT

8 THE PROMENADE, EDGWAREBURY LANE, EDGWARE, MIDDLESEX HA8 7JZ
t: 020 8958 5040 e: edgware@petermans.co.uk w: www.petermans.co.uk



NORTH LONDON
HOSPICE



Petermans for themselves and for the vendors or lessors of this property for whom they act, give notice that i) these particulars are a general outline only, for the guidance or prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Petermans cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation; and other details contained herein, and prospective purchasers or tenants must not rely on them as statements of fact, and must satisfy themselves as to their accuracy, iii) no employee of Petermans has any authority to make or give any or representation or warranty or enter into any contract whatever in relation to the property, iv) rents, prices, premiums and service charge quoted in these particulars may be subject to VAT in addition, and v) Petermans will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



Of particular interest to larger families or investors, this substantially extended semi-detached house is situated within the popular Broadfields Estate. The property offers versatile and spacious accommodation arranged over several floors, providing up to seven bedrooms, and has previously been used as an HMO, with the HMO licence having now expired. The property further benefits from a private rear garden and off-street parking for multiple vehicles.

Ideally situated close to local parks, schools, places of worship and local shopping facilities, the property offers excellent potential for both family occupation and investment purposes. The Property is also offered chain free.

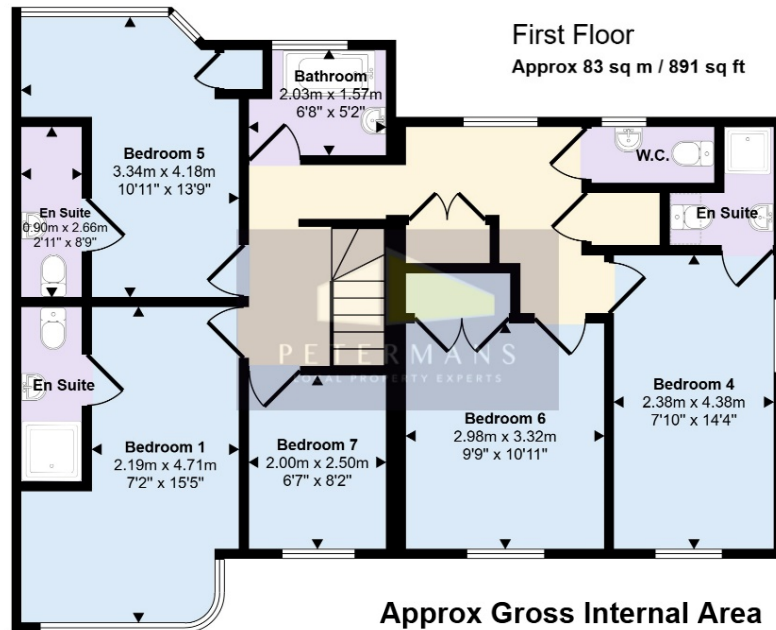
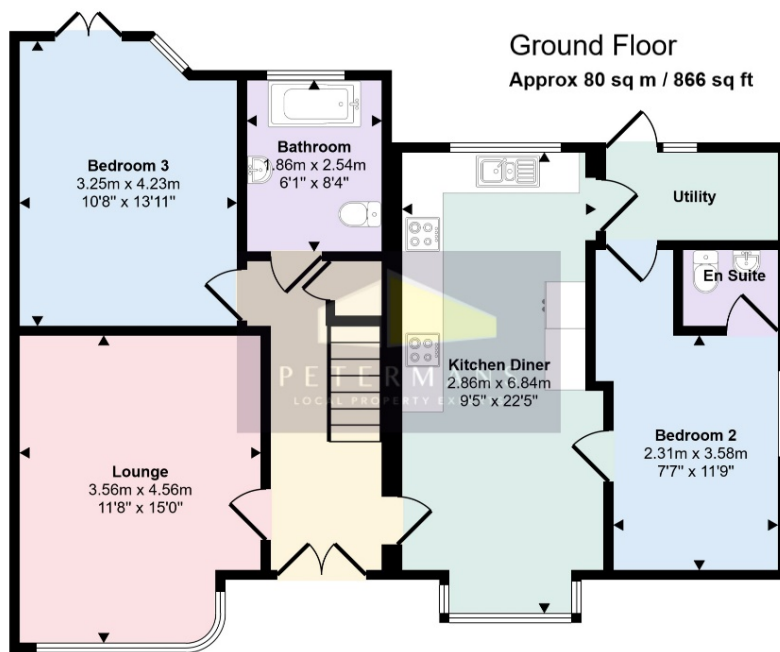


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The property comprises two separate reception rooms, a large fitted kitchen with integrated appliances and dining area, utility space, a ground-floor bedroom with en-suite shower room and a family bathroom.

On the first floor, there are three en-suite double bedrooms, a further double bedroom, a single bedroom, family bathroom, separate guest WC and access to a private terrace.

Externally, the property benefits from a large rear garden measuring approx. 40" and a spacious driveway providing off-street parking for several vehicles.



Approx Gross Internal Area
163 sq m / 1757 sq ft

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: £825,000
Tenure: Freehold
Beds: 6
Baths: 5
Reception Rooms: 1
Total Sq Ft: 1,757
Council Tax Band: Band F In Barnet
EPC Rating: Band D

Distance to;
Edgware Station: 1.2 Miles
Mill Hill Station: 1.5 Miles

