



3 Bedroom Semi
St Margarets Road
Edgware

- Immediate 'exchange of contracts' available
- Three bed semi
- Being sold via 'Secure Sale'
- Shared Driveway

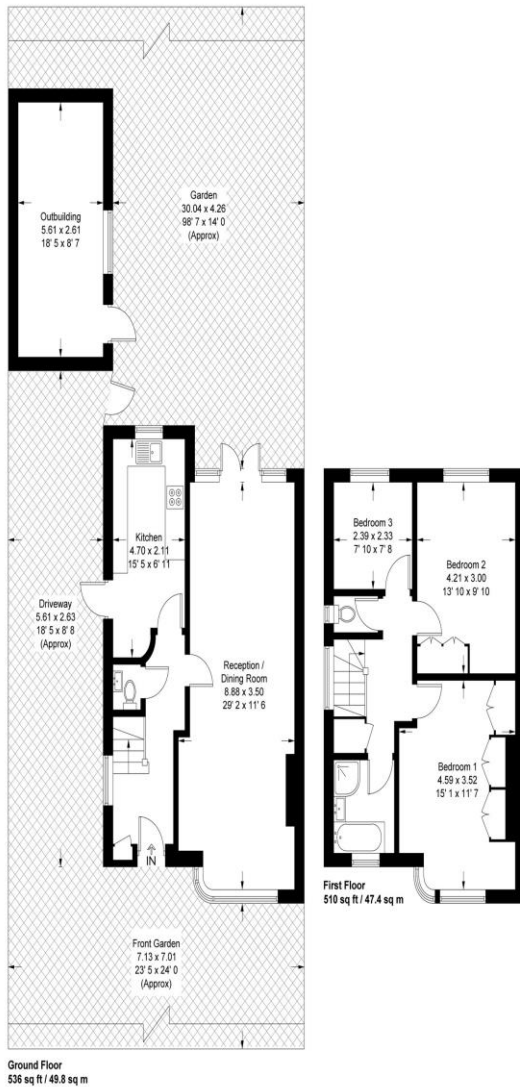
Auction guide price of £500,000
Freehold
ML
ESTATES

Saint Margarets Road

Approximate Gross Internal Area = 1046 sq ft / 97.2 sq m

Outbuilding = 158 sq ft / 14.7 sq m

Total = 1204 sq ft / 111.9 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

A Three-Bedroom Semi-Detached family home, offered to the market chain free and presenting exceptional scope for enlargement and modernisation, subject to the usual planning consents. The property benefits from a generous rear garden, garage and shared driveway, while offering significant potential to extend both to the rear and into the loft space, creating a substantial family home tailored to individual requirements. Situated on a quiet residential turning, the property enjoys a highly convenient location within a short walk of Edgware Underground Station (Northern Line),

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