



Marlborough Avenue, Edgware, HA8,

£629,950

A spacious three-bedroom family home with a separate studio, generous garden and excellent living accommodation, located on Marlborough Avenue, Edgware, HA8.

The ground floor offers a well-balanced layout with two separate reception rooms, providing plenty of flexibility for both family living and entertaining. There is also a large kitchen/diner with direct access towards the rear garden, along with a useful utility room and downstairs WC.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with en-suite facilities, together with a separate family bathroom.

A particularly attractive feature of the property is the additional studio, providing a versatile space with its own living area, kitchen facilities and shower room. This could be ideal for a home office, guest accommodation or other family requirements.

Externally, the property benefits from a substantial rear garden measuring approximately 40ft x 22ft, offering plenty of outdoor space.

With approximately 1,399 sq ft of total internal accommodation, including the studio, this is a versatile home offering excellent space and potential in a popular Edgware location. Sole Agent



3



3



2



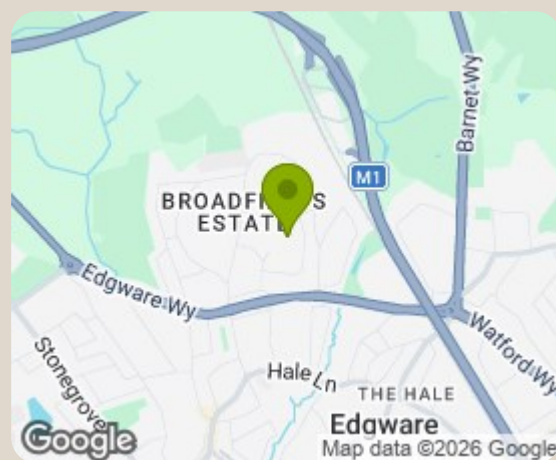
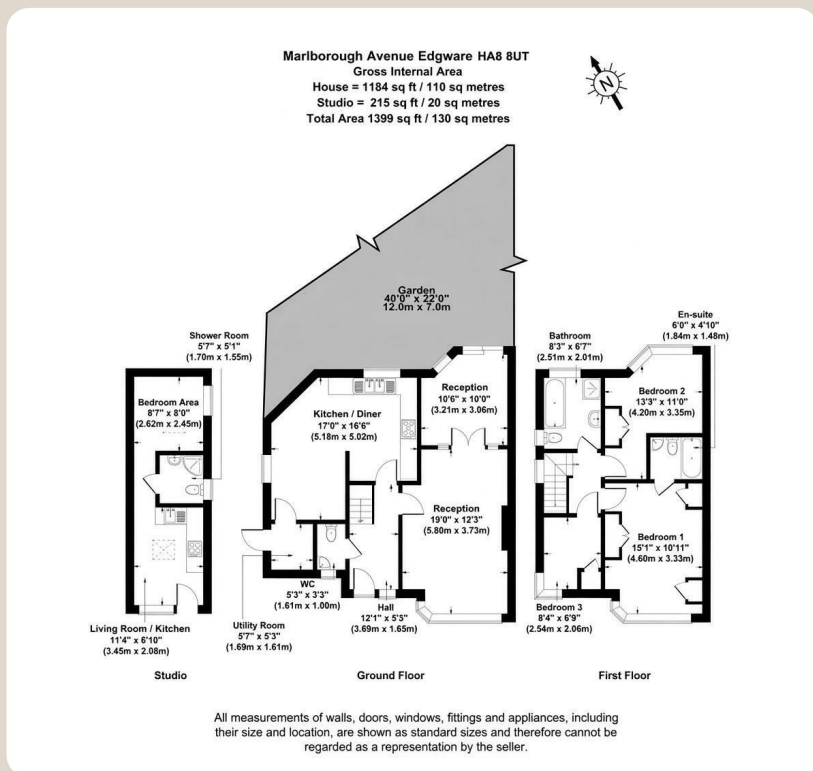
D

- Three Bedroom Family Home
- Two Spacious Reception Rooms
- Three Bathrooms / Shower Rooms
- Excellent Family Home
- Separate Studio
- Large Kitchen / Diner
- Utility Room
- Approximately 1,399 Sq Ft Total Accommodation
- Principal Bedroom With En-Suite
- Versatile Additional Studio Accommodation

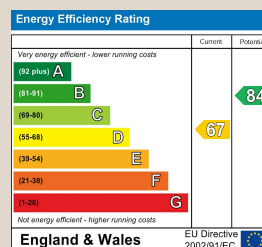


Floor plan

Local area map



Energy efficiency



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Book a viewing

Please call **020 8959 0011** to arrange a viewing appointment for this property or if you require further information.

COSWAY

135-137 The Broadway Mill Hill, London NW7 4TD
 info@cosway.co.uk **www.cosway.co.uk**