



Highview Gardens,
Edgware. HA8 9UD



£699,999

Freehold

A three bedroom semi detached bungalow with a huge basement occupying 50 per cent of the complete perimeter. There is also a huge garden meaning that a rear extension would not have much of an impact on the available external space. Please note that the property is in need of complete refurbishment.

Planning consent reference 16/1115/FUL dated 22/02/2016 for:-
Rear extension to basement and ground floor levels. Extension to roof including two rear dormer windows with roof lights to front and side elevation to facilitate a loft conversion. Installation of new door, steps and access ramp to basement area. Conversion to 2 no self-contained flats with associated amenity space, refuse storage and parking. New brick wall and timber fence.
Amendments include Moving an approved door and installation of new trellis and new rooflight.





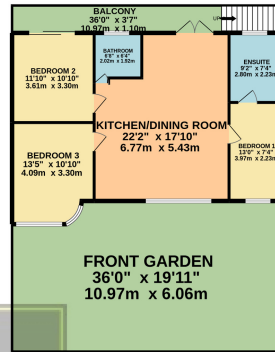
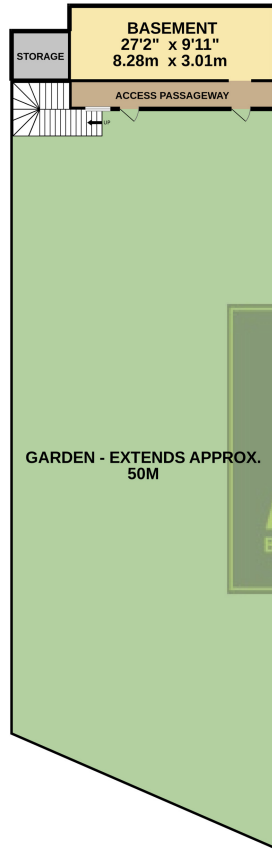
- BUNGALOW
- LARGE GARDEN

- SEMI DETACHED
- FANTASTIC POTENTIAL

- PLANNING CONSENT
- POPULAR ROAD

BASEMENT
420 sq.ft. (39.0 sq.m.) approx.

GROUND FLOOR
825 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA: 1245 sq.ft. (115.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropro ©2022



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Hendon

02082 034 567

info@abcestates.co.uk