



Mill Ridge, Edgware.  
HA8 7PE



£749,995

Freehold

TREMENDOUS POTENTIAL TO ADD VALUE

Your opportunity to purchase a chain free blank canvas, with an abundance of scope to extend.

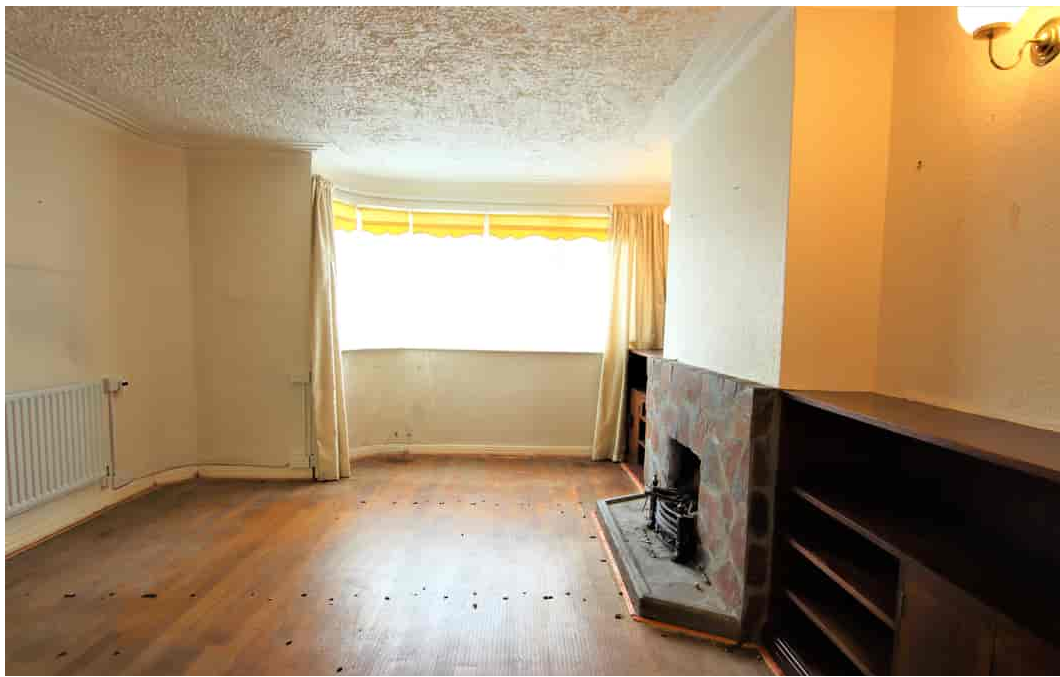
A three bedroom semi detached family home, with a rear extension already in place, offering an opportunity to add two stories to the side, and two bedrooms plus a bathroom in the loft, STPP.

It is set in a quiet close, minutes from central Edgware, and has the benefit of its own large drive.

Check out the floor plan and the virtual tour to see just how much potential there is.

See it now so as not to miss out.





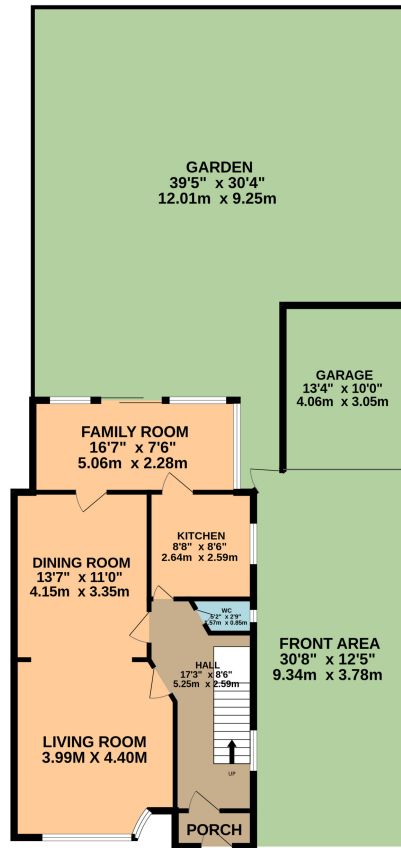


- THREE BEDROOMS
- QUIET RESIDENTIAL CLOSE

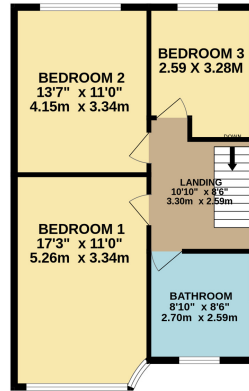
- THREE RECEPTION ROOMS
- TREMENDOUS POTENTIAL TO ADD VALUE

- BLANK CANVAS
- CHAIN FREE

GROUND FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 1249 sq.ft. (116.1 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.

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

# Edgware

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