



Camrose Avenue, Edgware, Greater London HA8

CHAIN FREE SALE!!!!

Mischa & Co are offering this 3 bedroom semi detached house which briefly comprises spacious reception room, open plan kitchen diner, 3 good size bedrooms and family bathroom and separate WC, off-street parking, front and rear gardens. Ideally located near the highly recommended Krishna Avanti School, Canons High School, and Stag Lane School. Local amenities such as shops and transport links on Mollison Way and Queensbury Station (Jubilee Line), are within a short walk. Currently being sold on a chain-free basis!

Council Tax Band D (Harrow) and EPC rating D (63).

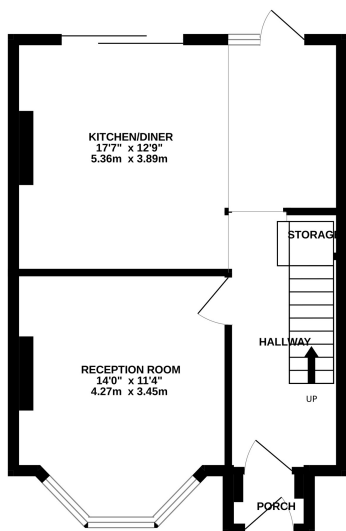
Energy Efficiency Rating		Current	Potential
100%	A		
(91-95)	B		85
(81-90)	C		
(69-80)	D	63	
(55-68)	E		
(39-54)	F		
(13-38)	G		

For energy efficient - lower running costs
 For energy efficient - higher running costs
 England, Scotland & Wales
 EPC Rating 2/10/2012

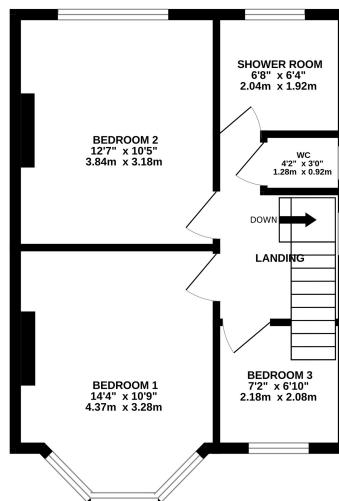
Offers In Region Of £549,950 Freehold

Floorplan

GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 820 sq.ft. (76.2 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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NB: Please note that all fittings, kitchen appliances and heating systems have not been tested by Mishca & Co Sales & Lettings. Whilst we endeavour to make our sales details accurate and reliable. Room sizes should not be relied upon for carpets and furnishings. If there is any point, which is of particular important to you, please contact our office and we will be pleased to verify any information for you. Do so particularly if contemplating travelling some distance to view this property.