



REDUCED



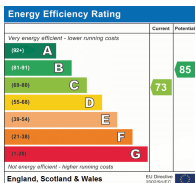
Dale Avenue, Edgware, Greater London HA8

*** SIDE GARAGE ***

Welcome to the market this BRIGHT end of terrace home offering 3 bedrooms, spacious lounges, Extended Kitchen/Diner, Downstairs shower room and utility area, gas central heating, fully double glazed windows/doors, large rear garden, large built outhouse, the potential to extend (STPP) to the side of the property and a driveway with space for 2 cars.

Ideally located in an extremely sought after area of Edgware close to Canons High School, Krishna Avanti Primary School, Stag Lane Junior School, Camrose Nursery and Primary School and situated within a very short walk to Queensbury Station (Jubilee Line) and Queensbury Parade offering numerous bus routes and shops.

There really is not much to think about, needless to say, this will sell quickly!! Call Mischa & Co. NOW and arrange your tour!

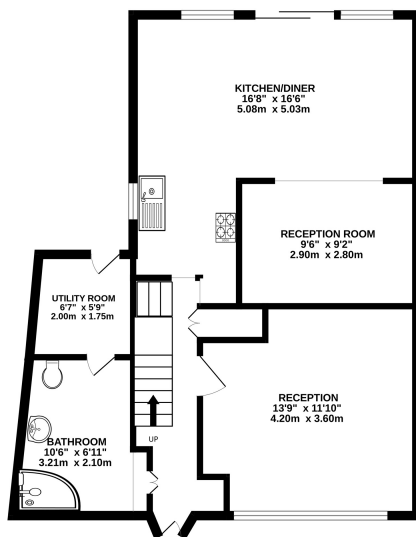


Offers In Excess Of £615,000 Freehold

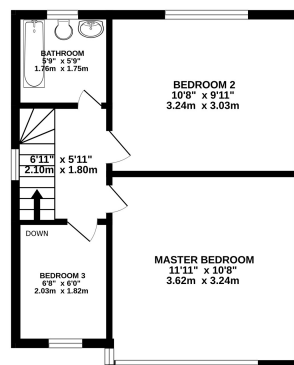
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Floorplan

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



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 1050 sq.ft. (97.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.