



Leighton Close, Edgware, Middlesex HA8 5SE

*** BLANK CANVAS ***

A deceiving 3 bedroom end of terrace property which opens up to the rear, offering a wide garden. This home briefly comprises of a through lounge, kitchen, family bathroom, off-street parking and garage. The property is in need of full modernisation throughout and there is the potential to extend (STPP) the property to create a very generously sized home. Local amenities like shops and transport links, such as Burnt Oak (Northern) and Queensbury (Jubilee) Underground Stations, are within a short walking distance. Currently available chain-free!

Call and arrange your tour today!

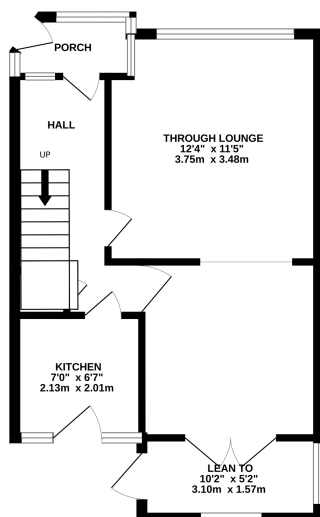
Council tax band D (Harrow) and EPC rating 53 (E).

| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-----------|
| *Very energy efficient - lower running costs | | | |
| 100-91 | A | | 87 |
| 91-81 | B | | |
| 81-65 | C | | |
| 65-55 | D | | |
| 55-49 | E | 53 | |
| 49-41 | F | | |
| 41-35 | G | | |
| *Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Standard | | | |

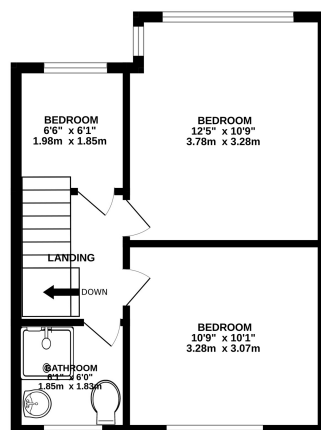
£539,995 Freehold

Floorplan

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 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 errors, omissions or mis-statements. 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.