



**29 St Margarets Road, Edgware, Greater London. HA8  
9UT**

**£849,950  
Freehold**





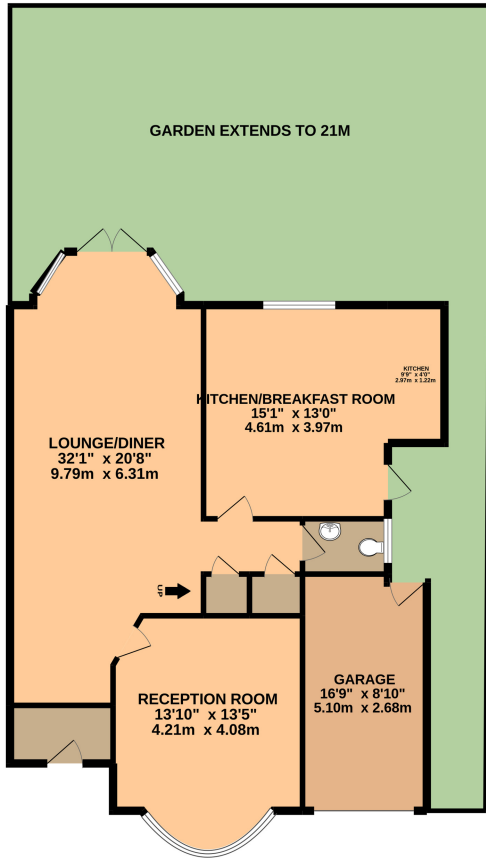


- CENTRAL LOCATION
- KITCHEN-DINER
- INTERIOR DESIGNER'S DREAM

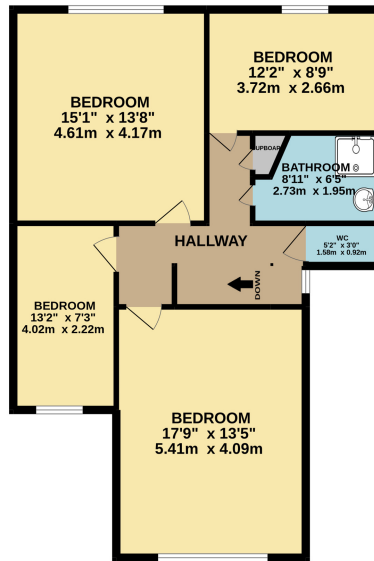
- FOUR BEDROOMS
- GARAGE + OFF STREET PARKING
- EPC RATING "D" - COUNCIL TAX BAND G

- POTENTIAL TO ADD VALUE STPP
- ATTRACTIVE REAR GARDEN
- SPACIOUS SEMI-DETACHED HOUSE

GROUND FLOOR  
1086 sq.ft. (100.9 sq.m.) approx.



1ST FLOOR  
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA: 1907 sq.ft. (177.1 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
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

This very spacious house has some time honoured traditional features, which many discerning purchasers still value and will find appealing. However, it also offers the opportunity to modernise, extend and add value, thereby converting it into an amazing family home. It is situated on a prime and central residential road in Edgware, only minutes from shops, schools, places of worship and transport links.

The property has never been extended, therefore it still has all of its Permitted Development Rights available.

This house is literally a dream for a purchaser who can visualise what a magnificent home it could be transformed into.



**Edgware**  
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