



Brook Avenue,
Edgware. HA8 9UZ



£749,950

Freehold

This well maintained and modern home provides accommodation which is ideally suitable for a large family. The house is spread over three floors and comprises five bedrooms, (three are doubles, two of which have fitted wardrobes), two bathrooms, two separate reception rooms, a fitted kitchen and a guest WC. There is also a garage, and a garden storage room, both with light and power.

The house is located in a very popular and central part of Edgware, close to shops, schools, transport links and places of worship. It is in "move in" decorative condition.

There is scope to extend at the rear (subject to planning consent).





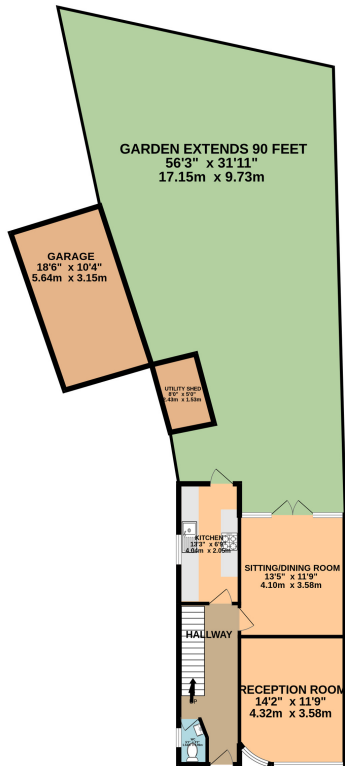


- CENTRAL EDGWARE
- TWO BATHROOMS

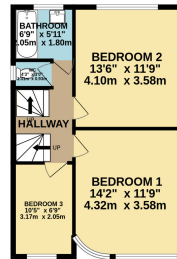
- MOVE IN CONDITION
- SCOPE TO EXTEND AT THE REAR

- FIVE BEDROOMS
- TWO SEPARATE RECEPTION ROOMS

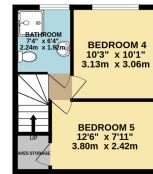
GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



2ND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 1565 sq.ft. (145.4 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.
Made with Metropix 62023



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Edgware

02086 214 000

office@abcestates.co.uk