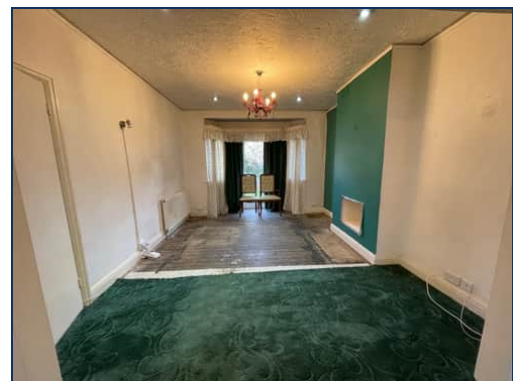




Longcrofte Road, Edgware, HA8 6RR

£780,000 Freehold

- A Large Four Bed, Two Bathroom Semi Detached House
- Modernisation & Redecoration Required
- Central Heating & Double Glazing
- 30ft Through Lounge
- Dining Room
- Kitchen
- Downstairs WC
- Garage Own Driveway
- Garden
- Chain Free Sale
- EPC Rating D



Christopher Rawlinson & Co are pleased to bring to the market this Large Four Bedroom Semi Detached House, situated close to Canons Park Station, shopping facilities and schools. Modernisation & Redecoration Required, Central Heating, Double Glazing, Enclosed Entrance Porch, Downstairs WC, 30ft Through Lounge, Dining Room, Kitchen, Four First Floor Bedrooms, Two Bathrooms. EER D. Garden, Garage Own Driveway. Chain Free Sale. Keys with Sole Agents

## Enclosed Entrance Porch

Double glazed.

## Entrance Hall

## Downstairs WC

wC, wash hand basin.

## Through Lounge

30' 9" x 12' 4" narrowing to 11'7. (9.37m x 3.76m) Radiators, bay window to front, glazed door and windows to rear garden.

## Dining Room

11' 10" x 7' 8" (3.61m x 2.34m) Radiator, floor mounted boiler, double glazed door to garden.

## Kitchen

11' 4" x 6' 9" (3.45m x 2.06m) Base and wall units, double bowl stainless steel sink & drainer, double glazed window.

## Stairs to First Floor

Towards the top of the stairs there is a half landing where stairs go two ways towards different rooms.

## Bedroom One (Front)

15' 4" x 11' 11" (4.67m x 3.63m) Radiator, fitted wardrobes and cupboards, double glazed bay window.

## Bedroom Two (Rear)

16' 2" x 11' 3" (4.93m x 3.43m) Radiator, fitted cupboards, double glazed window to rear.

## Bedroom Three (Front)

9' 0" x 8' 0" (2.74m x 2.44m) Radiator, double glazed window.

## Bedroom Four (Front)

15' 11" x 6' 10" (4.85m x 2.08m) Radiator, double glazed window, archway to dressing room, door to En Suite Shower Room.

## En Suite Shower Room

6' 9" x 6' 8" (2.06m x 2.03m) Shower cubicle, wash hand basin, wc, walls part tiled, window to rear.

## Shower Room

Shower cubicle, wash hand basin, wc, walls part tiled, window to rear.

## Rear Garden

Laid mainly to lawn

## Garage

Long garage approached via own driveway, up and over door, lighting.

## Additional Information

Council Tax Band F, London Borough of Harrow.

## DISCLAIMER

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		82
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>	64	
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

