



Meadfield,
Edgware. HA8 8XN



£565,000

Freehold

This very quaint and appealing three bedroom family home is situated in a quiet location in north Edgware.

Glengal Road's excellent shopping parade is only a short walking distance away.

There are also very good schools nearby, as are transport links, a variety of places of worship and other local amenities.

The beautiful rear garden extends to 70 feet, and has been lovingly tended by the owner. Due to the time of year that the photographs were taken, they hardly do it justice.

A garage with off street parking is available just across the road.

The property offers considerable scope for extending and adding value, subject to the usual permissions.







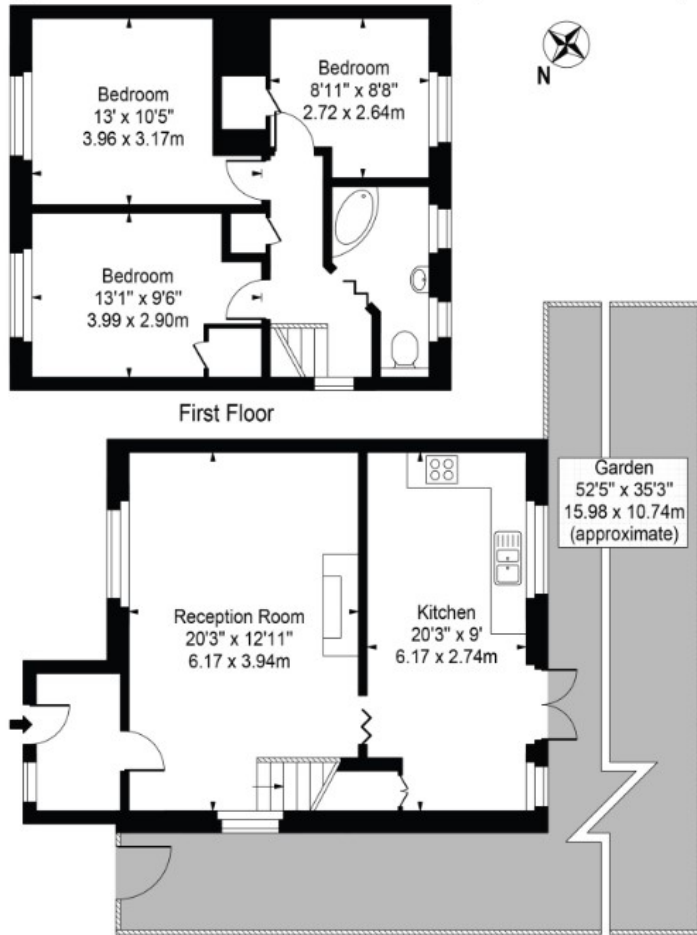
- SEMI-DETACHED HOUSE
- QUIET LOCATION
- GOOD SCHOOL CATCHMENT

- THREE BEDROOMS
- GARAGE + OFF STREET PARKING
- EXCELLENT SHOPPING PARADE NEARBY

- LARGE KITCHEN DINER
- CLOSE TO TRANSPORT LINKS
- AMAZING 70 FOOT REAR GARDEN

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Approx. Gross Internal Area 956 Sq Ft - 88.82 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | 56 | |
| (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

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