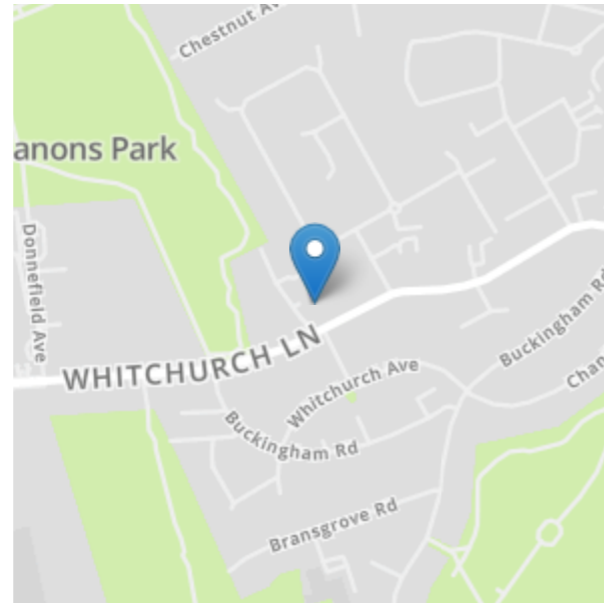


St Lawrence Close is a quiet residential, no-through road off Whitchurch Lane, within ten minutes of both Canons Park (Jubilee Line) and Edgware (Northern Line) stations and close to local schools, shops and transport links.



**St Lawrence Close, Edgware. HA8 6RB.
£650,000 Freehold**

Located In This Quiet Cul-De-Sac This Well Presented 3 Bedroom Family Home, being close to the amenities and transport links of Canons Park and near to a number of highly regarded state and private schools including Krishna Avanti and Camrose Primary.

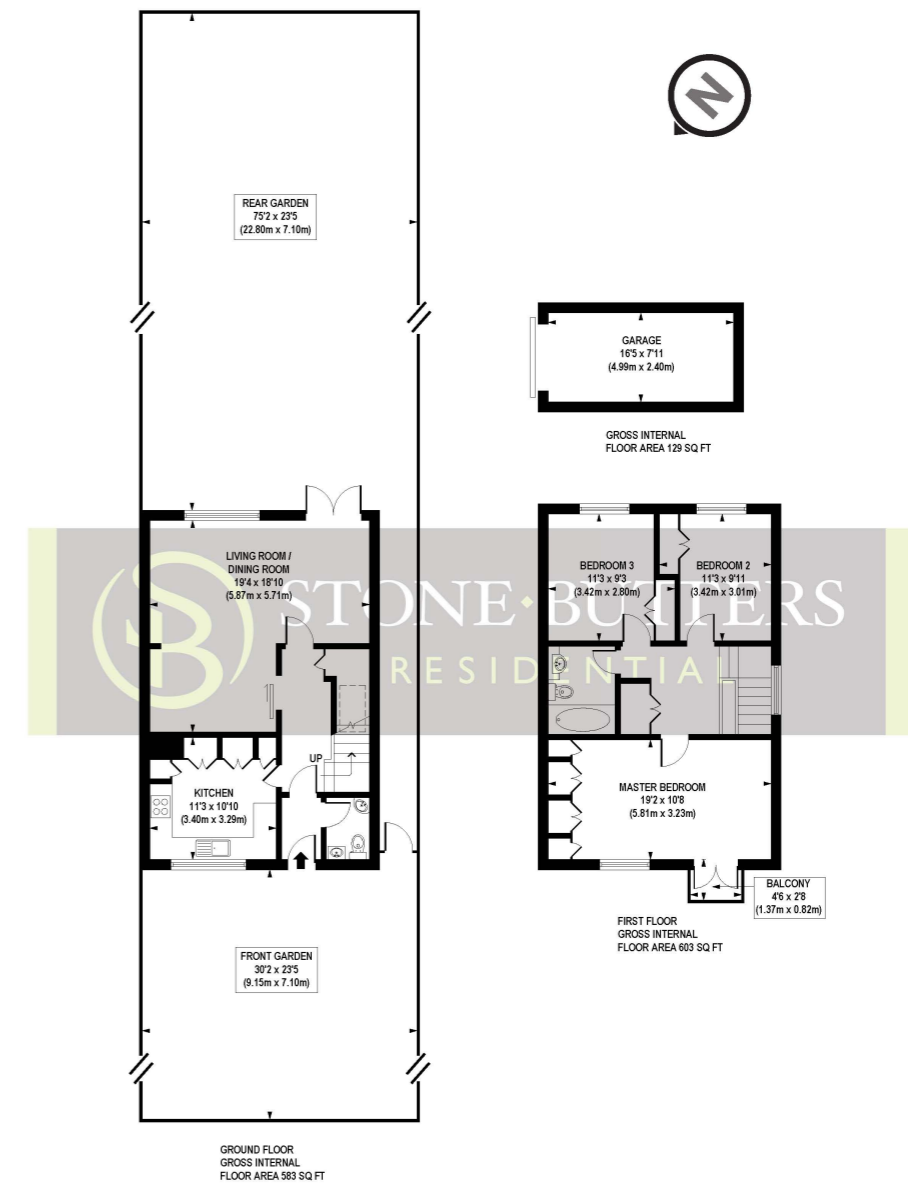
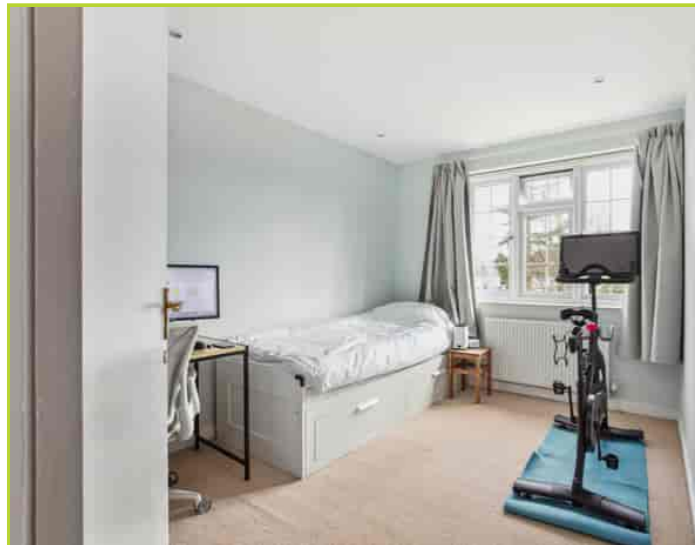
The property comprises spacious lounge/dining area, modern fitted kitchen and guest cloakroom downstairs. On the 1st floor you have 3 double bedrooms and well maintained family bathroom/wc. With the added potential of adding an en-suite shower room to the master bedroom.

The loft is insulated and boarded and offers ample storage plus the possibility to convert to a large fourth bedroom (subject to planning permission).

Externally, there is a communal well tended gardens to the front with side access to the large 75' south facing rear garden with a patio and a garage to the rear.

- Three Bedroom Family Home
- Garage (In Block)
- Close To Local Shopping and Transport Facilities
- Modern Fitted Kitchen & Bathroom
- Internal Viewing Highly Recommended

- 75' South Facing Rear Garden
- Potential For Further Extension(STPP)
- Double Glazed Throughout
- Guests Cloakroom
- Gas Central Heating



APPROX. GROSS INTERNAL FLOOR AREA 1315 sq. ft / 122.15 sq. m (Including Garage)
APPROX. GROSS INTERNAL FLOOR AREA 1186 sq. ft / 110.17 sq. m (Excluding Garage)

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CP CREATIVE
PROPERTY MARKETING

(Floor plans are not to scale and measurements are given for guidance only)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	