



Beverley Drive, Edgware, Middlesex HA8 5NQ

*** CHAIN FREE ***

Mischa and Co are proud to present this 3 bedroom detached family home on this highly sought-after road. The property boasts a full rear width extension, two reception rooms, kitchen, south facing rear garden, garage, parking for 3 vehicles. It requires someone, with a bit of vision, to put their stamp on it by modernising it and using its full potential to extend (STPP).

The property is conveniently situated close to both Queensbury Station (Jubilee) and Burnt Oak (Northern), with their respective parades which offer numerous shops, restaurants, great transport links, Mollison Way offering more shops, post office and restaurants. Roe Green Infant & Nursery school, Kingsbury High School, Kingsbury Green Primary School, Stag Lane Junior School and Canons High School are also within close proximity.

There is not much to think about, Call Vendors sole agent Mischa & Co. NOW to arrange your tour!

Council Tax Band E (Brent) and EPC rating D (56).

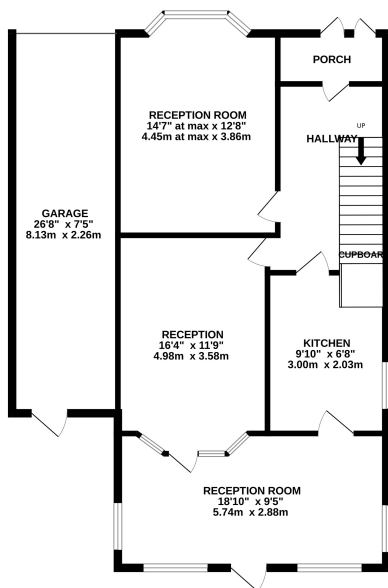
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
100	A		
81-100	B		
62-81	C		
43-62	D		
25-43	E	56	
10-25	F		
1-10	G		74

For energy efficient - higher running costs
England, Scotland & Wales
EU Directive 2002/91/EC

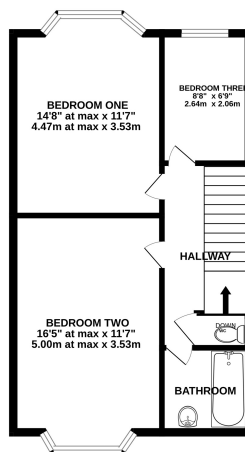
£749,950 Freehold

Floorplan

GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA - 1316 sq.ft. (122.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 condition or efficiency can be given.
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NB: Please note that all fittings, kitchen appliances and heating systems have not been tested by Mishca & Co Sales & Lettings. Whilst we endeavour to make our sales details accurate and reliable. Room sizes should not be relied upon for carpets and furnishings. If there is any point, which is of particular important to you, please contact our office and we will be pleased to verify any information for you. Do so particularly if contemplating travelling some distance to view this property.

