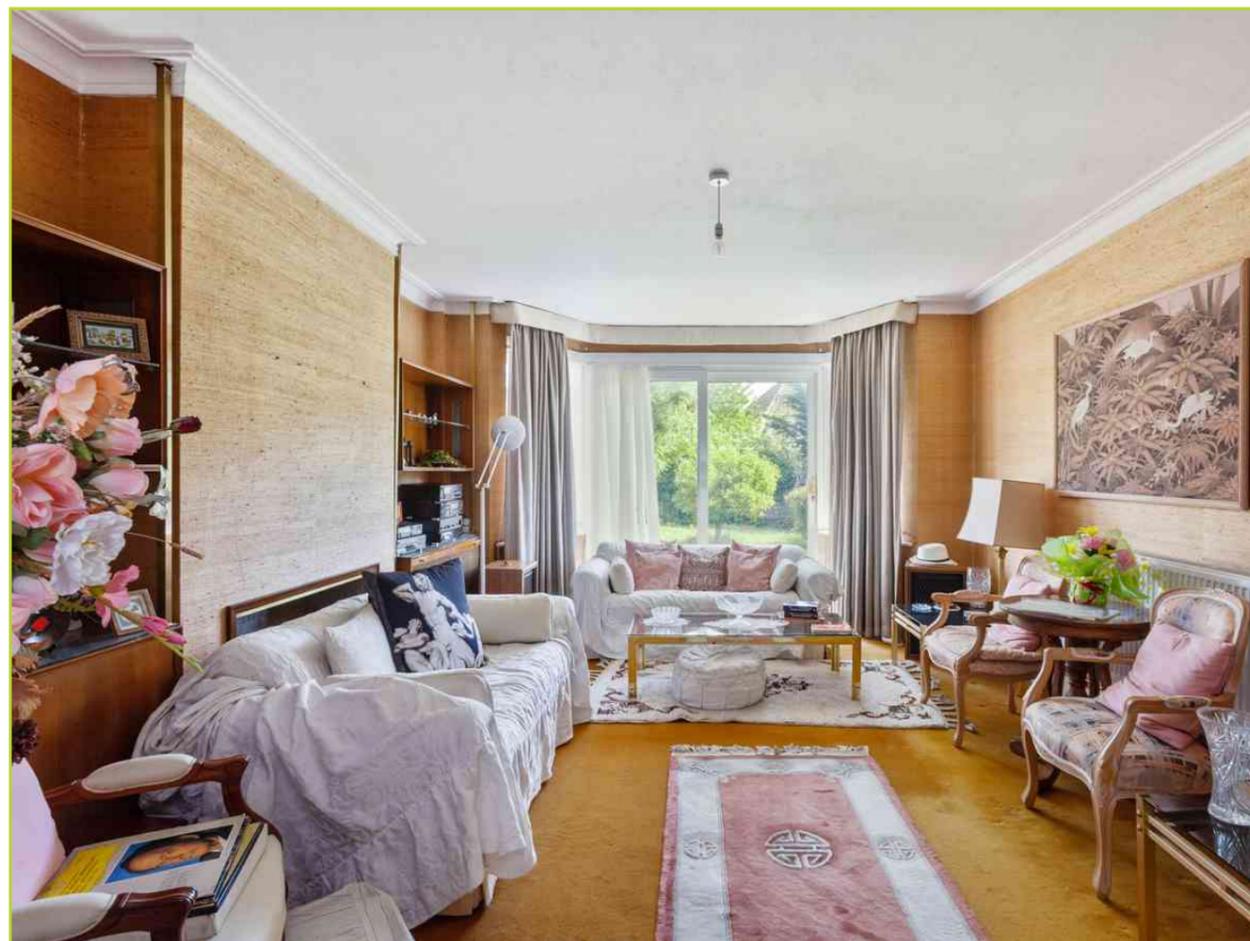
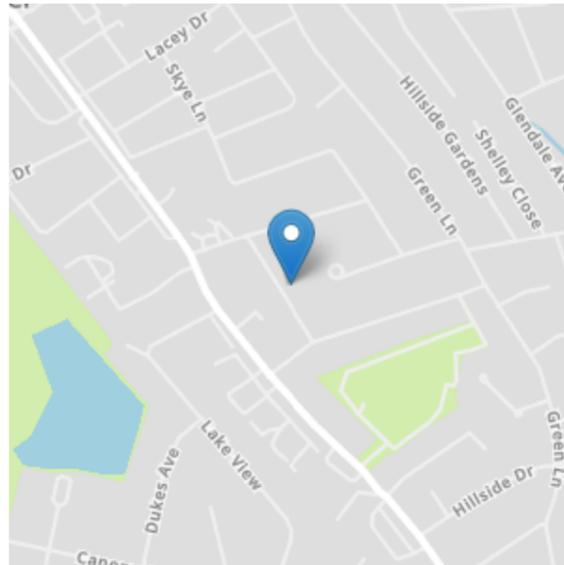


Hillersden Avenue is a quiet popular turning in the heart of Edgware is within walking distance of both Edgware and Stanmore stations as well as the local shops, schools and amenities.



Hillersden Avenue, Edgware. HA8 7SQ. £925,000 Freehold

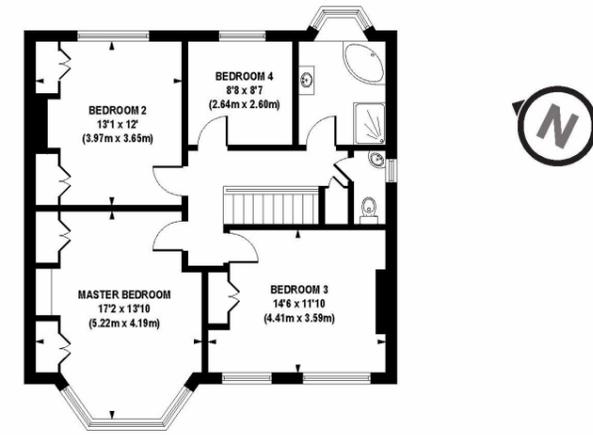
A 1930's Curton Built Four bedroom Semi Detached Family Home located in the Heart of Edgware. The property has been partly renovated and offers great sized family living with potential to extend subject to the usual planning consents.

Accommodation comprises a lounge hall, large open plan living and dining room, kitchen/breakfast room, guest cloakroom, large integral garage that could be added to the living space, upstairs there are four good sized bedrooms, bathroom and separate WC.

The house is offered chain free and has many original features plus a good sized garden.

- Four Bedrooms
- Large Garage
- Guest Cloakroom
- Gas Central Heating

- Lounge Hall
- Kitchen/Breakfast Room
- Off Street Parking
- Utility Room



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 829 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1180 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 2010 sq. ft / 186.70 sq. m (Including Garage)
APPROX. GROSS INTERNAL FLOOR AREA 1789 sq. ft / 166.19 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.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	