



St Margarets Road,
Edgware. HA8 9UT



£899,000

Freehold

This very spacious house has some time honoured traditional features, which many discerning purchasers still value and will find appealing. However, it also offers the opportunity to modernise, extend and add value, thereby converting it into an amazing family home. It is situated on a prime and central residential road in Edgware, only minutes from shops, schools, places of worship and transport links.

The property has never been extended, therefore it still has all of its Permitted Development Rights available.

This house is literally a dream for a purchaser who can visualise what a magnificent home it could be transformed into.





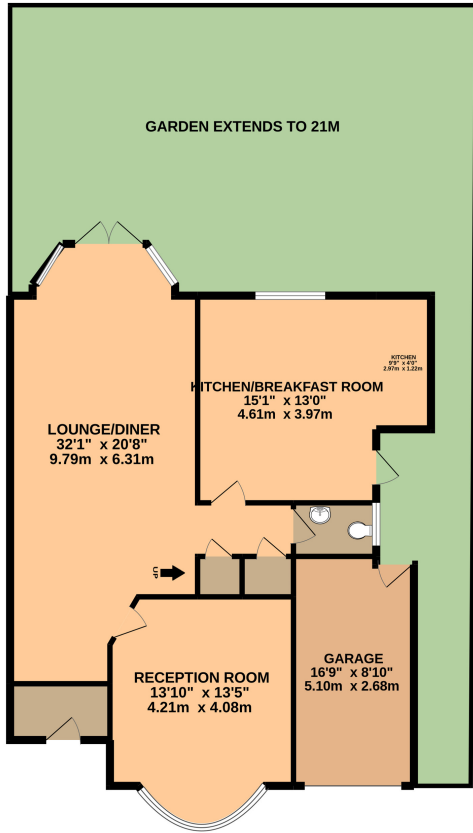


- SEMI-DETACHED HOUSE
- POTENTIAL TO ADD VALUE STPP

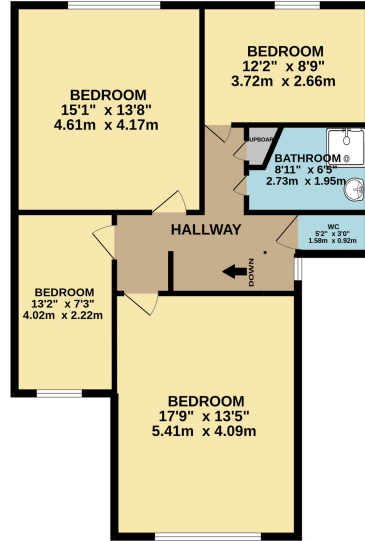
- CENTRAL LOCATION
- SPACIOUS ROOMS

- FOUR BEDROOMS
- KITCHEN-DINER

GROUND FLOOR
1086 sq.ft. (100.9 sq.m.) approx.



1ST FLOOR
820 sq.ft. (76.2 sq.m.) approx.




TOTAL FLOOR AREA: 1907 sq.ft. (177.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(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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