



Edgwarebury Lane,  
Edgware. HA8 8QW



£849,950

Freehold

This excellent property is situated in one of Edgware's most favoured and prestigious residential roads. The very generous accommodation offers four bedrooms, a large through reception room (combining the lounge and dining rooms), which leads to an extension across the entire rear of the house, either to the garden or to a breakfast area, and back into the fitted kitchen. Off the kitchen is a utility room, a store room and access to the garage. There is also a guest WC off the entrance hall.

There is further scope to extend at the side of the house by building above the store and utility rooms and the garage, and converting the loft, STPP.

Directly across the road from the house is Edgwarebury Park, a very popular local retreat, with its many recreational facilities.





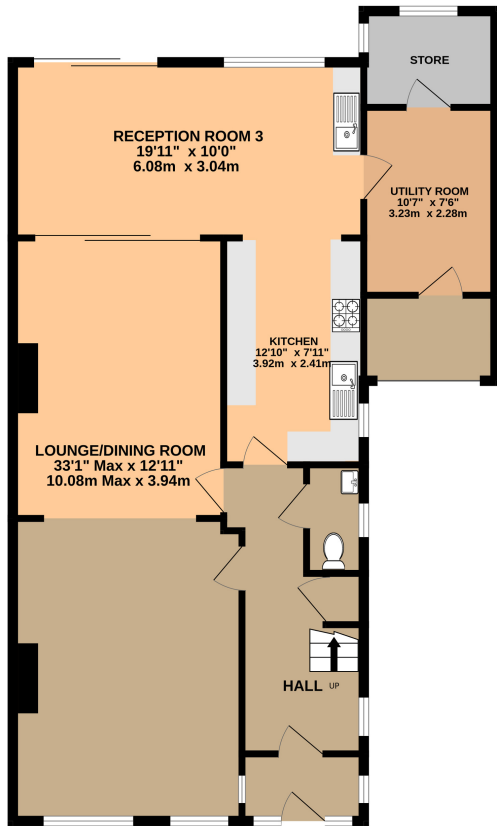


- FOUR BEDROOMS
- GARAGE
- EXCELLENT DECORATIVE ORDER

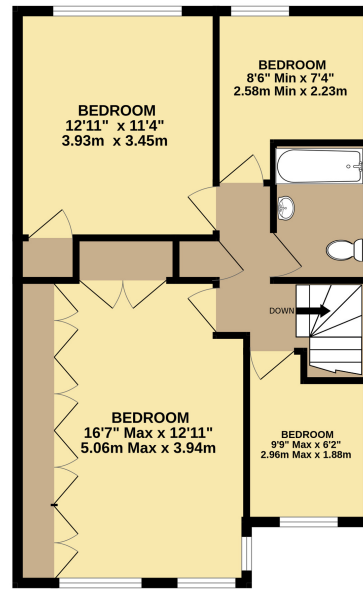
- EXTENDED SEMI-DETACHED HOUSE
- OFF STREET PARKING
- SPACIOUS ACCOMMODATION

- FABULOUS LOCATION
- SCOPE TO EXTEND STPP
- UTILITY & STORE ROOMS

GROUND FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1629 sq.ft. (151.3 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) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

# Edgware

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