



FOR SALE



Orange Hill Road, Edgware, Greater London HA8

MOVE STRAIGHT IN – JUST UNPACK YOUR BAGS!

Mischa & Co are delighted to offer to the market this mid terraced 2 bedroom house.

The property comprises of 2 good sized bedrooms, spacious reception room, kitchen diner, and family bathroom on 1st floor, gardens to the front and back.

Located close to Burnt Oak Station (Northern Line) and High roads within walking distance. The property benefits from gas central heating and double glazing.

Call now to avoid disappointment!!!!!!

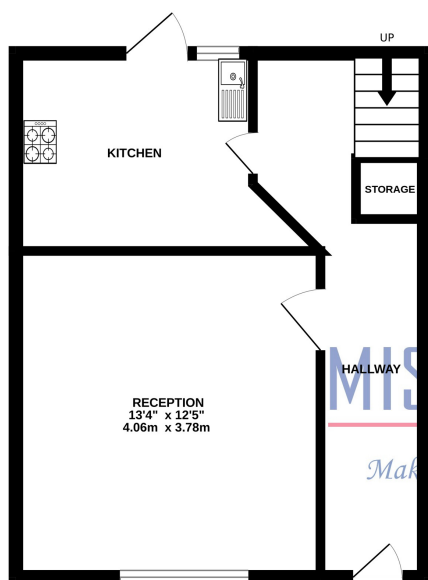
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive		

Offers in Excess of £425,000 Freehold

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Floorplan

GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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.
Made with Metropix 6/2025

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.