



STONE • BUTTERS
RESIDENTIAL

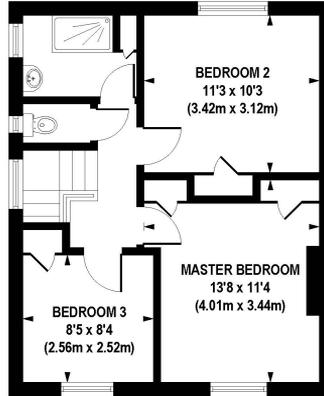


Harcourt Avenue, Edgware. HA8 8YJ.
£550,000 Freehold

This 3 Bedroom End Terraced House offering superb potential to develop to the side and rear creating a spacious family home (STPP). As it stands, the house is in need of some updating but includes fitted kitchen, modern shower room/wc, double glazed windows throughout and gas central heating. Located in this popular location being close to local transport facilities and shopping parade. CHAIN FREE

- End Terraced House
- Double glazed windows
- Chain Free
- Shower Room/wc

- Potential For Extensions (STPP)
- Gas Central Heating
- Fitted kitchen
- Popular Residential Location



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 456 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 625 SQ FT

APPROX. GROSS INTERNAL AREA FLOOR 1081 sq. ft / 100.49 sq. m

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(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	