



Campion Way, Edgware,  
Middlesex. HA8 9GE



£645,000

Freehold

This delightful three bedroom semi-detached family home is set in a quiet enclave minutes from Edgware and Mill Hill's shopping centres and many amenities. Links to the M1, M24 and A1M are also close by.

The property, which has been kept in very good decorative order, offers two reception rooms PLUS a conservatory, a guest WC, a garage as well as off street parking, and a well tended rear garden.

There is also scope to extend to the side, rear and loft, subject to the usual consents.







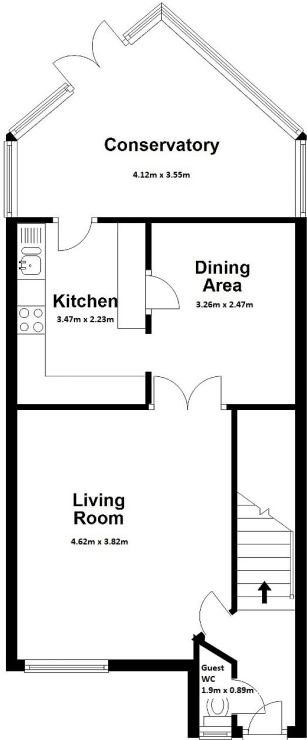
- SEMI DETACHED
- CONSERVATORY
- GARAGE + OFF STREET PARKING

- THREE BEDROOMS
- QUIET LOCATION
- LOVELY GARDEN

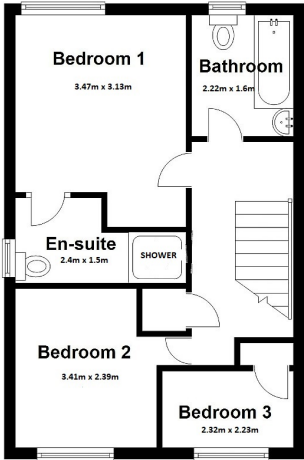
- TWO RECEPTION ROOMS
- SCOPE TO EXTEND STPP
- GOOD DECORATIVE ORDER



**Ground Floor**  
Approx. 69.6 sq. metres



**First Floor**  
Approx. 38.2 sq. metres



Total area: approx. 107.7 sq. metres

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	77	
(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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