

PETERMANS
LOCAL PROPERTY EXPERTS



Glendale Avenue, Edgware, £799,950 Freehold

- 3 Bedroom, Semi-Detached, Curton Style, Family Home
- Through Lounge & Dining Room
- Family Room & Breakfast Area
- Fitted Kitchen
- D/S WC
- Garage
- Further Potential To Extend
- Approx. 55 Ft Rear Garden
- 1,579 Sq Ft

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We are delighted to offer this 3 bedroom, Curton style, Semi-Detached family home. The property is situated on this sought after road, close to central Edgware, also within easy access to Stanmore and is within the Eruv. There is still further scope to extend and convert the loft space, STPP.



The property comprises a bright entrance hallway, through lounge/dining room, fitted kitchen leading to breakfast/family room, garage and a downstairs WC. On the first floor there are two double bedrooms, single bedroom, family bathroom, separate WC and airing cupboard. There is an 55ft approx. rear garden. There is also a garage and off street parking.

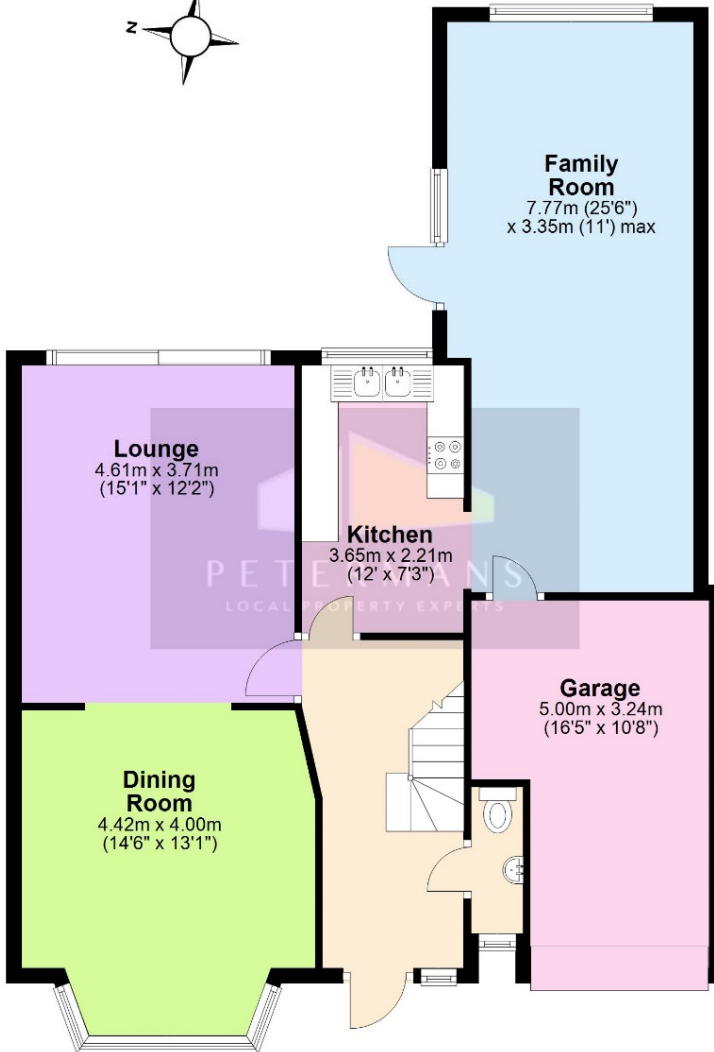




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

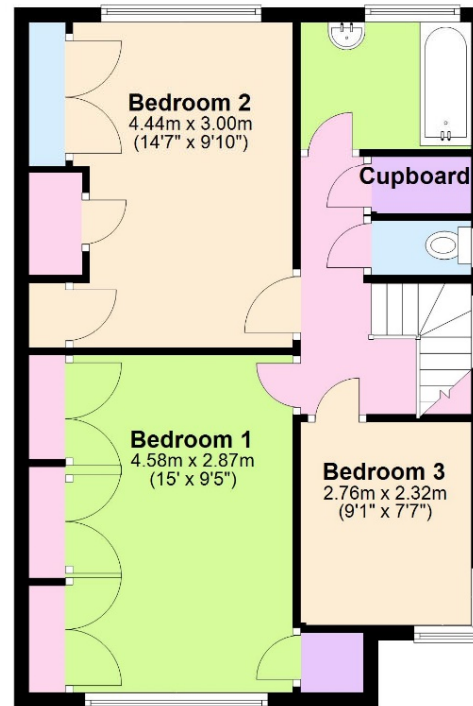
Ground Floor

Approx. 93.7 sq. metres (1008.2 sq. feet)



First Floor

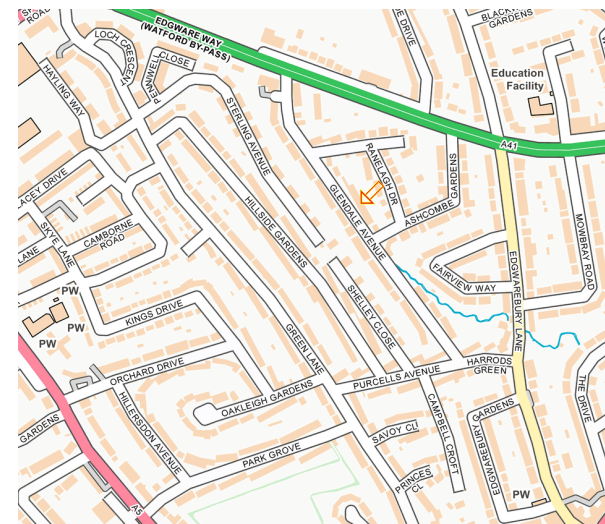
Approx. 53.1 sq. metres (571.5 sq. feet)



Total area: approx. 146.8 sq. metres (1579.7 sq. feet)

Price:	£799,950
Tenure:	Freehold
Beds:	3
Baths:	1
Reception Rooms:	3
Total Sq Ft:	1,579
Council Tax Band:	Band G in Barnet
EPC Rating:	D

Distance to:
Edgware Station 0.6 Miles
Stanmore Station 1.1 Miles



VIEWING STRICTLY BY APPOINTMENT ONLY.

PETERMANS TEL: 020 8958 5040 Please Note That The Gas And Electric Appliances Have Not Been Tested To Ensure That They Are In Working Order. All Measurements Are Taken With A Laser Tape Measure And Therefore Subject To Some Variation. We Recommend Any Potential Purchaser Checks These For Themselves To Confirm Their Accuracy